



THE UNITED REPUBLIC OF TANZANIA

KASKAZINI PEMBA REGION BASIC BUILDING STATISTICS REPORT





The United Republic of Tanzania

Kaskazini Pemba Region Building Census 2022

Basic Statistics Report

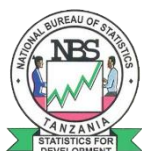
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Notes:

Maps and land area used in this publication are derived from the 2022 Population and Housing Census (PHC) cartographic work; therefore, they are for statistical use only.

List of Abbreviation

CBO	Community Based Organisation
CRO	Certificate of Right of Occupancy
CCRO	Certificate of Customary Right of Occupancy
IOM	International Organisation for Migration
FCDO	Foreign, Commonwealth and Development Office
OCGS	Office of the Chief Government Statistician, Zanzibar
NBS	National Bureau of Statistics
NGO	Non-Governmental Organisations
NHC	National Housing Corporation
NSSF	National Social Security Fund
TBA	Tanzania Building Agency
TBC	Tanzania Building Census
SDG	Sustainable Development Goals
URT	United Republic of Tanzania
UNFPA	United Nations Population Fund
UNICEF	United Nations Children's Fund
USAID	United States Agency for International Development
USCB	United States Census Bureau
WB	World Bank
WHC	Watumishi Housing company
ZBA	Zanzibar Building Agency
ZHC	Zanzibar Housing Corporation
ZSSF	Zanzibar Social Security Fund

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Basic Concepts and Definitions

Access Road	Is any road whether public or private and includes any street, square, court, alley, beach, footway, path, passage or highway whether a thoroughfare or not.
Building Census	Is the act of collecting, analysing and disseminating buildings' data for specific time.
Building	Is any structure or erection and any part of any structure or erection of any kind whatsoever whether permanent, temporary or movable, and whether completed or uncompleted.
Building Parastatals	Are Government institutions whose functions are to provide and or facilitate the provision of housing and other buildings in Tanzania.
Building Stock	Refers to total number of buildings in a particular area.
Certificate of Customary Right of Occupancy	Is the certificate of right of occupancy issued to land under customary tenure as stipulated under Section 27 of the Land Act No.5 of 1999.
Certificate of Right of Occupancy	Refers to legal land certificate of occupation granted under the Tanzania Land Act No. 4 of 1999 and Land Tenure Act No. 12 of 1992 of Tanzania Zanzibar.
Detached house	A building that stands alone from the foundation to roof level. Does not share walls with other houses. The building could be single or multi-storey.
Non-residential Use	Is a building or structure of any kind for whatsoever use, designed or intended to be used for other than a residential use.

Partly Complete House	A building where one part is complete and can be occupied and other part is still under construction.
Physical Address	Is the mailing address, including a zip code which details the actual location (building number and street name) of person, business or physical property.
Regularised Settlement	Is the legalised tenure status in the informal or unplanned settlements through a deliberate process aimed at bringing the informal and un-authorised settlements within the official legal (formal) and administrative systems of land to guarantee secure tenure for the concerned population.
Regularised Settlement	Is a structure used or constructed or adopted to be used primarily for human habitation; such buildings may be available as apartments, quarters and similar facilities or accommodation.
Residential License	Confers upon the licensee the right to occupy land in non-hazardous land, land reserved for public utilities and surveyed land, urban or peri-urban area for the period of time for which it has been granted as provided in Section 23 of the Tanzania Land Act No.4 of 1999.
Single Storey	A building consisting of ground floor only.
Stand Alone	A single house that is separate and detached from other buildings
Surveyed Settlement	Refers to human settlements for which cadastral surveying has been undertaken to each land parcel to determine its location, the extent of its boundaries and surface area, and to indicate its separate identity, both

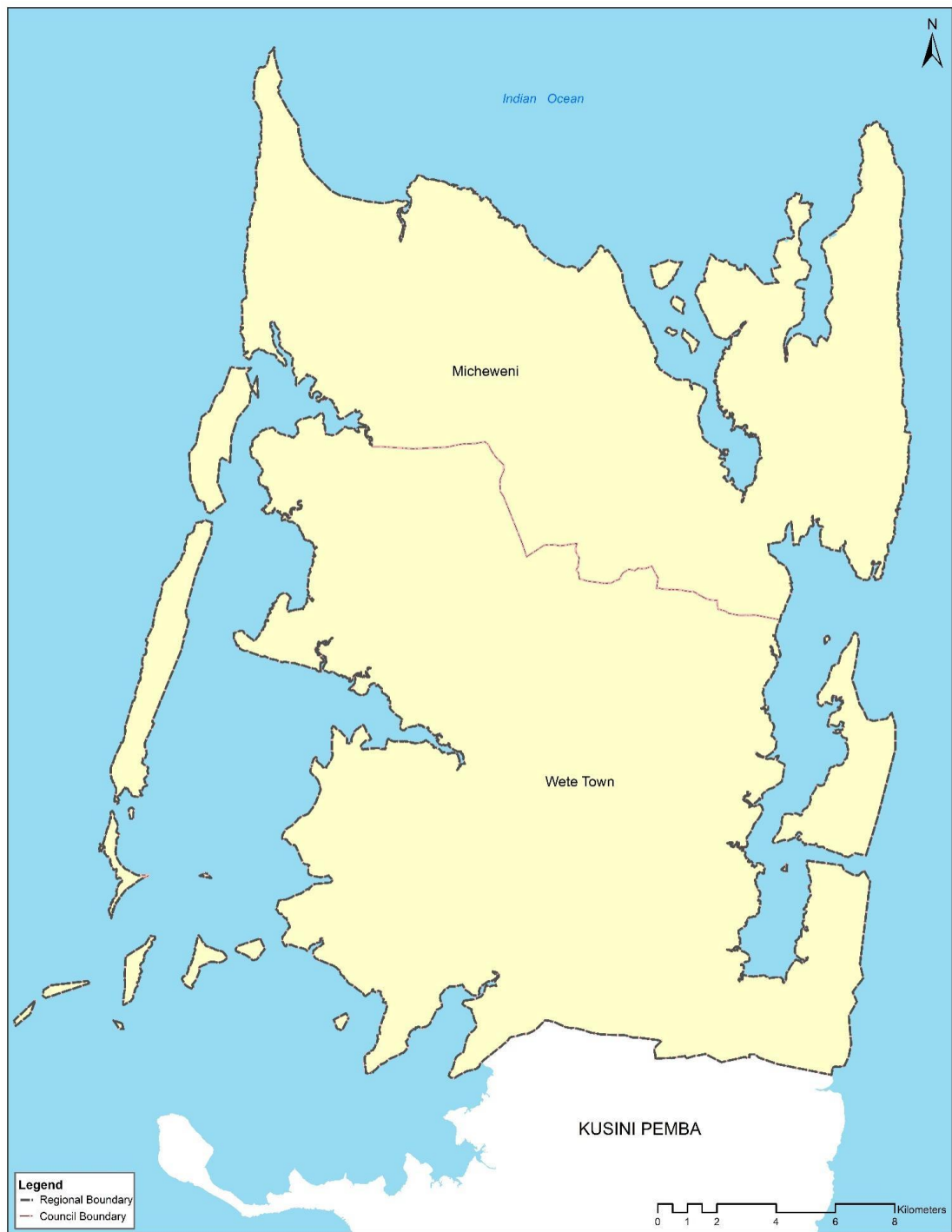
graphically on a map or in a record as well as physically on the ground.

Tenure Is defined as institutions and rules which regulate property rights and resource use, and determine who can use what resource, under what conditions and for how long.

Terrace/Row of Houses A terraced house is a row of more than two similar houses under one roof joined together by their side walls. The house could be single or multi-storey.

Unit (for the purpose of this publication) A unit is a house or part of the house with all necessary amenities. A building can have more than one unit.

Map 1: Kaskazini Pemba Region, Administrative Boundaries



Foreword



The Government of the United Republic of Tanzania conducted The 2022 Buildings Census (2022 TBC), being its first comprehensive building census in the country. It is also the first building census to be conducted



successfully in the East African Region. The Sixth Phase Government of the United Republic of Tanzania under the leadership of Her Excellency Dr. Samia Suluhu Hassan, and the Eighth Phase Revolutionary Government of Zanzibar under the leadership of His Excellency Dr. Hussein Ali Mwinyi have fulfilled its obligation of conducting the 2022 TBC a move that apart from addressing the long time challenges of lack of information on buildings, have met the requirements of the National Human Settlements Development Policy of 2000 as well as various national, regional and international programmes related to Human Settlements Development. We thus owe them much appreciation for their commitment and unwavering support during the process of 2022 TBC implementation.

Given the prevailing inseparable relationship between buildings and population, conducting the first 2022 Building Census conforms with the Statistics Act Cap 351, which mandates the Government of the United Republic of Tanzania to conduct Population and Housing Census after every ten years. Thus, the Building Census; and the Population and Housing Census complement each other. The Government's decision to use modern technology throughout the implementation of both censuses, made the 2022 TPHC and 2022 TBC the first ever digital censuses to be conducted in Tanzania.

Generally, the 2022 TBC results are useful for sustainable socio-economic development and therefore are expected to bring significant impacts on residential, commercial, industrial and institutional main categories of building uses. The buildings census data with its regular update will assist in increasing awareness and transparency in allocating resources needed for buildings development at all levels of administration based on the actual requirements.

Focusing on the facet of human settlements development in rural and urban areas, the 2022 TBC results will be used by the Government and other relevant stakeholders in monitoring and evaluation of various National, Regional and International development frameworks, including the Tanzania Development Vision 2025; the Zanzibar Development Vision 2050; the Third National Five-Year Development Plan 2021/22 - 2025/26; the Zanzibar Development Plan 2021/22 - 2025/26; the East African Community Vision 2050; and, the African Development Agenda 2063. The 2022 TBC data will provide a reliable source of building data that will enable the Government to evaluate the progress of implementation of Sustainable Development Goal No. 11 of 2030 which aspires to make cities and human settlements inclusive, safe, resilient and sustainable.

The main purpose of this report is to provide detailed buildings information on buildings stock, building characteristics, availability of essential services in the building and tenure status. The information in this report is provided at regional and council administrative levels.

The successful implementation of the 2022 TBC was due to collaborative efforts and assistance from the Government through Census Committees from national to the lowest administrative levels. These include the National Central Census Committee, National Census Advisory Committee, National Census Technical Committee, Census Committees at Regional, District, Wards/Shehia, Village/Mtaa and Hamlet; and, Forums from Non-States Actors including Collaborators Forum, Private Sector, various institutions and the public at large.

Special gratitude is extended to the following Development Partners:- United Nations Population Fund (UNFPA); World Bank (WB); United Nations Children's Fund (UNICEF); UN-Women; International Organisation for Migration (IOM); United States Agency for International Development (USAID); Foreign, Commonwealth and Development Office (FCDO); United States Census Bureau (USCB), The Republic of South Korea, The People's Republic of China and other Development Partners for providing equipment, expertise, training and financial support in making the 2022 Population and Housing Census as well as the Building Census a success. We also thank religious, traditional and political leaders, non-governmental organisation

leaders, the media and all citizens and non-citizen in general for their participation and contributions in the successful implementation of the Censuses.

Special thanks should go to the Honourable Anne Semamba Makinda the Census Commissar for Tanzania Mainland and Former Speaker of the National Assembly; and Honourable Ambassador Mohamed Haji Hamza the Census Commissar for Tanzania Zanzibar, for their effective leadership and management in educating and sensitising all citizens and non-citizens to participate in these Censuses, thus resulting in enhanced quality, smoothness and timely execution of the exercise. We also thank the former Chairperson of the Governing Board of the National Bureau of Statistics (NBS), Dr. Amina Msengwa and the former Chairperson of the Statistics Board of Zanzibar, Ambassador Amina Salum Ali, for their guidance throughout the implementation of the Census exercise.

Last but not least, we would wish to acknowledge the unprecedented efforts and commitment of the management and staff of the National Bureau of Statistics under the leadership of Dr. Albina Chuwa, the former Statistician General; and staff of the Office of the Chief Government Statistician, Zanzibar under the leadership of Mr. Salum Kassim Ali; Chief Government Statistician; staff from the Ministry of Lands, Housing and Human Settlements Development; Ministry of Information, Communications and Information Technology; as well as other Government officials who worked tirelessly in ensuring that the 2022 censuses were implemented successfully.



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Second Vice President of Zanzibar

Acknowledgement

The National Bureau of Statistics and Office of the Chief Government Statistician, Zanzibar conducted the 2022 Tanzania Building Census (TBC) in order to provide necessary information for policy review and formulation, project planning, monitoring and evaluation of human settlements development process in the country. The 2022 TBC collected detailed information on buildings including buildings stock, building characteristics, availability of essential services in the building and tenure status.

With these achievements, we specifically like to extend our thanks to all staffs of the Ministry of Lands, Housing and Human Settlements Development, Ministry of Lands and Housing Development of Zanzibar, Ministry of Information, Communications and Information Technology together with experts of the National Bureau of Statistics (NBS) and the Office of the Chief Government Statistician, Zanzibar (OCGS), who worked tirelessly in ensuring that the 2022 TBC was successfully implemented.

Our appreciation is also extended to all professionals, Regional and District supervisors, enumerators and field supervisors as well as the media for their dedicated work. Certainly, without their commitment and dedication, the Census would not have been successful. We would also like to thank the public for their cooperation during the entire period of the Census.

We also appreciate the contributions made by development partners as well as public and private institutions, various groups including religious leaders, customary and traditional leaders, politicians, NGOs, Tanzania Federation Organization of Persons with Disabilities and all other influential persons who contributed to the successful implementation of the 2022 TBC. The results of this achievement have enabled the publication of the 2022 TBC Report that will provide reliable data for sustainable socio-economic human settlements development in the country.



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Executive Summary

The 2022 Kaskazini Pemba Region Basic Building Statistics Report was undertaken to address the long-time challenges of lack of information on buildings in the region. The 2022 TBC was conducted to meet requirements of various national, regional and international policies pertaining to human settlements development. The collected information includes number, type and use of all buildings in the country, quality of buildings, ownership by sex, buildings characteristics and status of land survey where the buildings are constructed. The report provides data at regional and council levels.

Chapter one presents a brief background information, rationale and objectives for undertaking the 2022 Tanzania Building Census (2022 TBC). The Government conducted for the first time the 2022 TBC, an exercise done concurrently with the 2022 Population and Housing Census. The 2022 TBC adhered to the provision of Section 4.1.8.2 (ii) of the 2000 National Human Settlements Development Policy as well as Section 5.4.11 of the 2018 National Land Policy of Zanzibar and Section 2.5 of the 2008 National Housing Policy of Zanzibar. The main objective of the 2022 TBC is to equip the nation with adequate and reliable buildings data to enhance evidence-based decision making in all administrative levels for sustainable development of human settlements.

Chapter two presents information on the number of buildings, main use and type of buildings and the number of units in residential and commercial-residential buildings at the region. The results show that the total number of buildings in Kaskazini Pemba Region is 63,490 buildings whereby 50,571 are in rural and 12,919 are in urban areas. Most buildings (91.8 percent) in Kaskazini Pemba Region are single storey. Nine out of ten (90.6%) buildings are residential and 3.6 percent are commercial-residential. On the other hand, 95.1 percent of all residential and commercial-residential buildings are single units.

Chapter three present buildings information on building categories, occupancy status, buildings ownership, construction status, building materials used for construction, number of bedrooms, building tenure status and buildings condition. The result shows that 98.2 percent of all building in Kaskazini Pemba are detached (stand -alone), with 59.2 percent having been completed. Five out of ten (55.5%) buildings have cement or ceramic floor while 65.6 percent are roofed with corrugated iron sheets. Further,

35.0 percent of all residential and commercial-residential buildings have one or two rooms for sleeping. In addition, 27.8 percent of all buildings in Kaskazini Pemba needs major repair.

Chapter four present information on availability of basic services in buildings during the Tanzania Building Census of 2022. The services are categorized into two main parts: services (electricity, water, and toilets) within the building and accessibility of buildings (by roads) and infrastructure for Persons With Disabilities. Results show that 31.0 percent of all buildings in Kaskazini Pemba get electricity from the national grid whereas 3.7 percent use alternative sources of electricity. Buildings with water services account for 32.2 percent whereas 49.9 percent have toilet services. On the other hand, 52.1 percent of all buildings are accessible by road while only 2.7 percent have infrastructure for Persons with Disabilities.

Chapter five present informations on ownership and tenure status of, land surveying and the presence of legal documents for land ownership where the buildings are built. Results show that 91.9 percent of all buildings in Kaskazini Pemba Region are individually owned. Of all individually owned buildings, males own almost four times (74.7%) as many buildings as females (19.1%) while 2.8 percent are jointly owned. About two third percent (66.1%) of all buildings in Kaskazini Pemba are built on un-surveyed land whereas 43.4 percent do not have land ownership documents.

Chapter six presents key findings, policy implication and policy action for Kaskazini Pemba Region.

Table 1: Building Census Results in Brief- Kaskazini Pemba Region

Indicator	Total		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Total Number of Buildings	63,490	100.0	50,571	100.0	12,919	100.0
Number of Buildings by Physical Address						
Buildings with physical address	57,058	89.9	45,235	89.4	11,823	91.5
Buildings without physical address	6,432	10.1	5,336	10.6	1,096	8.5
Number of Buildings	63,490	100.0	50,571	100.0	12,919	100.0
Number of Buildings by Type						
Multi storey	222	0.3	49	0.1	173	1.3
Single storey	58,280	91.8	46,504	92.0	11,776	91.2
Under construction	4,988	7.9	4,018	7.9	970	7.5
Number of Buildings	63,490	100.0	50,571	100.0	12,919	100.0
Number of Buildings by Main Use						
Residential	57,519	90.6	46,189	91.3	11,330	87.7
Residential and commercial	2,260	3.6	1,601	3.2	659	5.1
Non-residential use	3,711	5.8	2,781	5.5	930	7.2
Number of Buildings	63,490	100.0	50,571	100.0	12,919	100.0
Number of Buildings by Construction Status						
Completed	37,579	59.2	29,904	59.1	7,675	59.4
Partly completed	8,152	12.8	6,421	12.7	1,731	13.4
Under construction	15,084	23.8	12,012	23.8	3,072	23.8
Temporary building	2,675	4.2	2,234	4.4	441	3.4
Number of Buildings	63,490	100.0	50,571	100.0	12,919	100.0
Number of Buildings by Occupancy Status						
Occupied	51,274	80.8	40,848	80.8	10,426	80.7
Vacant	12,216	19.2	9,723	19.2	2,493	19.3
Number of Buildings	61,957	100.0	48,740	100.0	13,217	100.0

Indicator	Total		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Total Number of Buildings	63,490	100.0	50,571	100.0	12,919	100.0
Number of Buildings by Services						
Electricity (ZECO)	19,996	31.0	12,478	24.4	7,518	55.8
Alternative electricity sources (e.g. solar, generator)	2,401	3.7	2,083	4.1	318	2.4
Water	20,799	32.2	13,256	26.0	7,543	56.0
Toilet	32,213	49.9	22,536	44.2	9,677	71.8
Number of Buildings by Social Services						
Accessed by road	33,106	53.4	25,492	52.3	7,614	57.6
Infrastructure for people with disabilities	1,744	2.8	1,146	2.4	598	4.5
Number of Individually Owned Buildings by Sex of Owners	64,520	100.0	51,041	100.0	13,479	100.0
Male	48,167	74.7	39,038	76.5	9,129	67.7
Female	12,327	19.1	9,145	17.9	3,182	23.6
Jointly (male and female)	1,807	2.8	1,225	2.4	582	4.3
Jointly males	1,176	1.8	853	1.7	323	2.4
Jointly females	1,043	1.6	780	1.5	263	2.0
Number of Buildings by Ownership and Tenure	64,520	100	51,041	100	13,479	100
Owner's use	47,834	74.1	38,624	73.3	9,210	68.3
Live in without paying any rent	7,989	12.4	6,097	13.6	1,892	14.0
Both owner's use and rented	3,984	6.2	3,134	6.5	850	6.3
Rented	4,713	7.3	3,186	6.6	1,527	11.3
Number of Residential and commercial Building	63,486	100.0	50,567	100.0	12,919	100.0
Number of Buildings by Land Survey Status						
Surveyed	15,330	24.1	10,460	20.7	4,870	37.7
Not surveyed	41,964	66.1	35,562	70.3	6,402	49.6

Indicator	Total		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Total Number of Buildings	63,490	100.0	50,571	100.0	12,919	100.0
Regularized	2,672	4.2	2,045	4.0	627	4.9
Do not know	3,524	5.6	2,504	5.0	1,020	7.9
Number of Buildings	63,490	100.0	50,571	100.0	12,919	100.0
Number of Buildings/Units by Type of Legal Documents						
Title deed (right of occupancy)	11,342	17.6	6,260	12.3	5,082	37.7
Residential license	-	-	-	-	-	-
Letter of offer	756	1.2	402	0.8	354	2.6
Customary land tenure	-	-	-	-	-	-
Agreement/Contract	669	1.0	295	0.6	374	2.8
Registration Card (Zanzibar)	539	0.8	444	0.9	95	0.7
Local Government Documents (Mtaa/Village)	3,310	5.1	2,214	4.3	1,096	8.1
No document	28,005	43.4	23,919	46.9	4,086	30.3
Do not know	19,899	30.8	17,507	34.3	2,392	17.7

CHAPTER ONE

BACKGROUND INFORMATION

1.0 INTRODUCTION

Buildings are amongst the most important infrastructure in the lives of people in Tanzania and around the world. Buildings help to preserve and promote the lives of individuals, families and the society at large in the economic, social, political and cultural spheres. Moreover, buildings as part of premises are an important criterion for measuring the state of a non-income economy for an individual or the community concerned. The main uses of buildings in the lives of rural and urban people include residential, commercial, commercial-residential, institutional and industrial.

Despite the immense importance of buildings in the life of the community in developing individual economy and the nation as a whole, Tanzania has never had actual census data for all buildings in the country. Statistics on buildings that have been used for planning and decision-making at various administrative levels have been available as estimated number covering few types of buildings especially residential, educational and health institutions. These shortcomings have contributed to lack of a national database of buildings in Tanzania, a resource that would have assisted in developing various policies, programmes and projects for bringing about or improving socio-economic development at various administrative levels in the country.

For the purpose of overcoming lack of national buildings data, the Government of the United Republic of Tanzania conducted for the first time the 2022 Tanzania Buildings Census (2022 TBC), an exercise done concurrently with the 2022 Population and Housing Census. Apart from addressing long time challenges of lack of information on buildings in the country, the 2022 TBC has been conducted to meet the requirements of various national, regional and international policies pertaining to human settlements development. This huge national undertaking has been made practical due to a clear understanding that, building census is the primary means of accessing complete, accurate, adequate, timely and reliable building information.

The 2022 Kusini Pemba Region Basic Buildings Census Report consists of six chapters which provide information on all key topics covered in the Buildings Census

Questionnaire conducted in August 2022. These topics include number, type and use of all buildings in the Region, quality of buildings, ownership by sex, buildings characteristics and status of land survey where the buildings are constructed. The information is presented at Regional and Council levels.

Given the importance of the 2022 TBC results, the 2022 Kusini Pemba Region Basic Buildings Census Report has been prepared so as to strengthen and manage the official use of census data in both public and private offices, so that the Region can achieve the intended objectives of bringing about the sustainable socio-economic development of the human settlements sector.

1.1 RATIONALE

The 2022 Tanzania Building Census adhered to the provision of Section 4.1.8.2 (ii) of the 2000 National Human Settlements Development Policy. The Policy guides the Government to equip itself with settlements and housing data that will assist in decision making for sectoral improvements such as fulfilling housing requirements and controlling urban growth through Ministry of Lands, Housing and Human Settlements Development.

Moreover, the 2022 TBC provides a reliable source of buildings data that enables the Government to evaluate the progress of implementation of Sustainable Development Goal (SDG) No. 11 of 2030, which aspires to make cities and human settlements inclusive, safe, resilient and sustainable. Building census data are also useful in implementing the Declaration No. 5 of the 2016 International New Urban Agenda, which emphasises on appropriation in planning, designing, financing, developing, governing and managing human settlements especially towns and large cities.

1.2 OBJECTIVES OF BUILDING CENSUS

The main objective of the 2022 TBC is to equip the nation with adequate and reliable buildings data to enhance evidence-based decision making in all administrative levels for sustainable development of human settlements.

The specific objectives are to enable the Government to:

- i. Obtain statistics that will help to establish the database of all buildings in the Country;
- ii. Review and improve various policies, laws, regulations, and programs that govern the housing development and settlements sector in the country;
- iii. Obtain information on the use of various buildings in the country such as number of buildings that are used for housing, business, and various community services including schools, health centres, hospitals and police stations;
- iv. Assess Government's contribution to the availability of housing in the country as directed by the 2000 Human Settlements Development Policy;
- v. Evaluate the ratio of houses built in planned and unplanned areas; and ratio of access to community services in those buildings; and
- vi. Identify the state of urban development in existing buildings stock such as multi storey buildings, single-storey buildings and buildings characteristics.

CHAPTER TWO

BUILDINGS STOCK

Key Points

- More than nine out of ten (91.8%) buildings in Kaskazini Pemba Region are single storey.
- More than ninety percent (90.6%) of all buildings in Kaskazini Pemba Region are used for residential purposes
- More than ninety five percent (95.1%) of all residential and commercial-residential buildings in Kaskazini Pemba Region are of single unit.

2.0 INTRODUCTION

This chapter presents findings of the 2022 TBC on buildings stock in Kaskazini Pemba Region which includes number of buildings, types of buildings, main use of buildings and number of housing units in residential and commercial - residential buildings at regional and council levels.

2.1 NUMBER OF BUILDINGS

The 2000 TBC results show that Kaskazini Pemba Region has a total of 63,490 buildings whereby 50,571 are in rural and 12,919 are in urban areas. Wete Town Council has higher number of buildings (33,812 buildings) than Micheweni District Council (29,678 buildings). Further results show that Wete Town Council has a larger number of multi-storey buildings (188 buildings) than Micheweni District Council (34 buildings) (Map 2.1 and Table 2.1).

Map 2. 1 :Number of Buildings by Council; Kaskazini Pemba Region, 2022 TBC

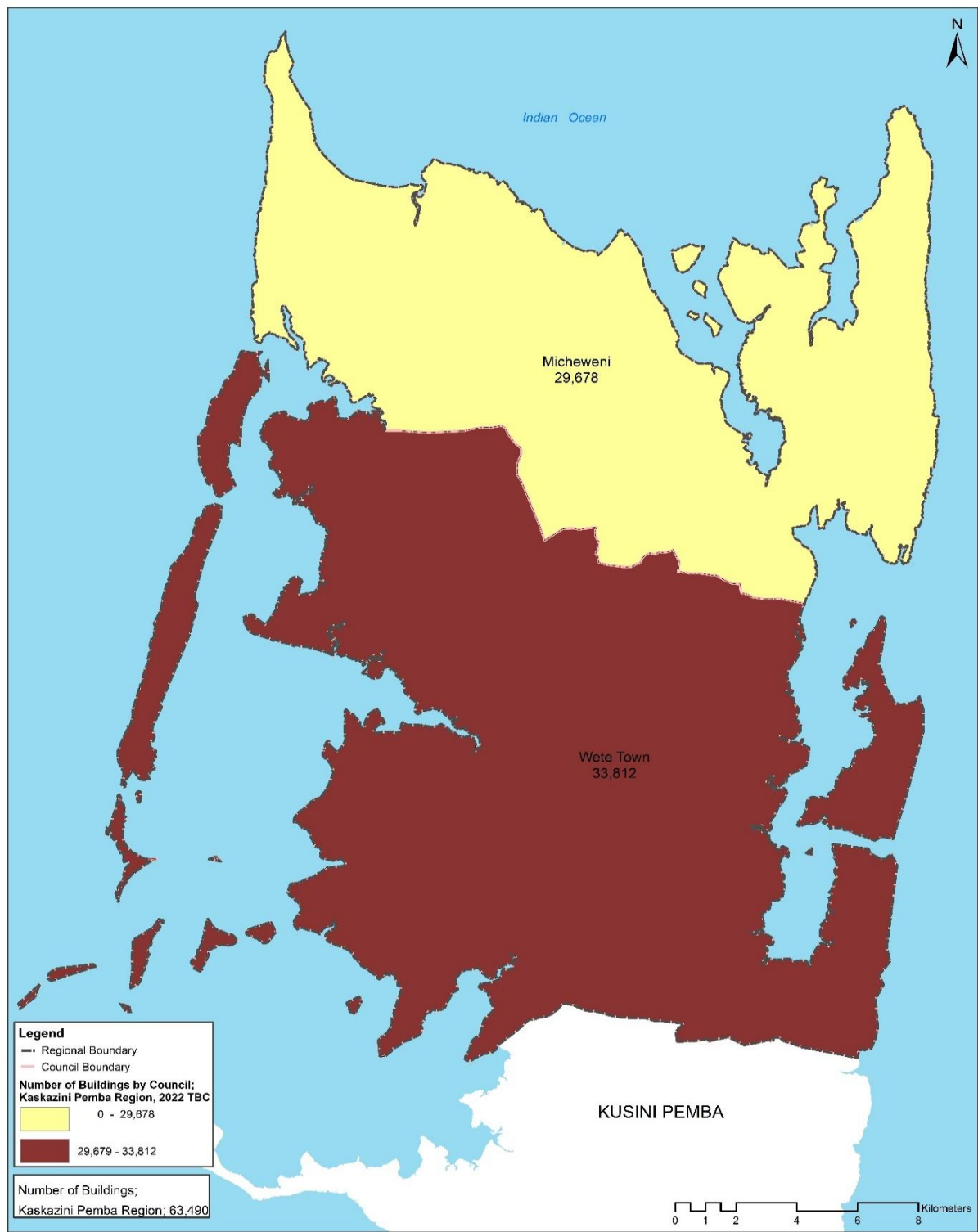


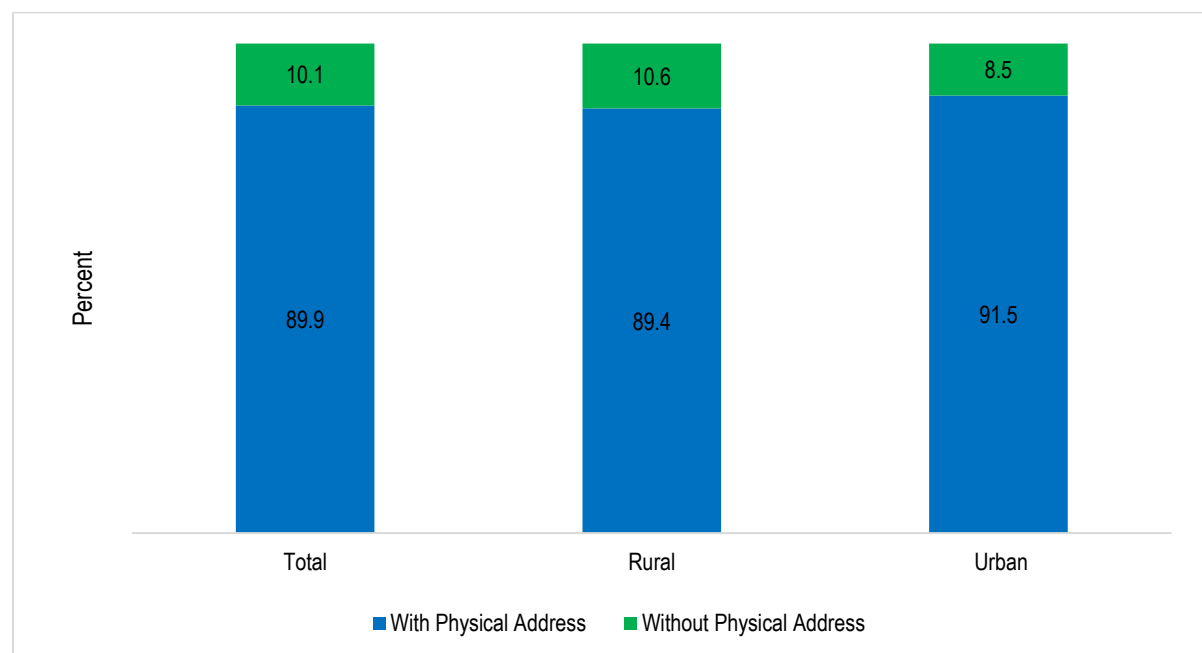
Table 2.1: Number of Buildings by Place of Residence, Type and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total				Rural				Urban			
	Total Number of Buildings	Multi Storeys	Single Storeys	Under Construction	Total Number of Buildings	Multi Storeys	Single Storeys	Under Construction	Total Number of Buildings	Multi Storeys	Single Storeys	Under Construction
Total	63,490	222	58,280	4,988	50,571	49	46,504	4,018	12,919	173	11,776	970
Wete Town	33,812	188	30,740	2,884	26,213	31	23,803	2,379	7,599	157	6,937	505
Micheweni District	29,678	34	27,540	2,104	24,358	18	22,701	1,639	5,320	16	4,839	465

2.2 BUILDINGS WITH PHYSICAL ADDRESSES

The results show that 89.9 percent of all buildings in Kaskazini Pemba Region have physical address. The percentage of buildings with physical address is relatively high in Urban (91.5%) than rural areas (89.4%) (Figure 2.1 and Table 2.2).

Figure 2. 1: Percentage Distribution of Buildings With and Without Physical Address by Place of Residence; Kaskazini Pemba Region, 2022 TBC

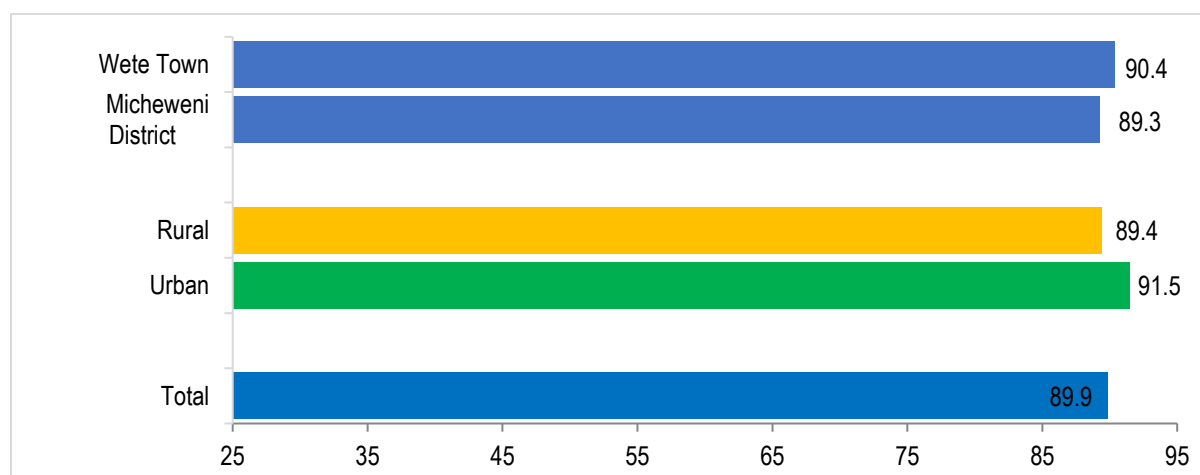


Across councils, results show that, Wete Town has a slightly higher percentage of buildings with physical addresses (90.4%) than Micheweni District Council (89.3%) (Table 2.2 and Figure 2.2).

Table 2.2: Number of Buildings by Place of Residence, Physical Address and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total			Rural			Urban		
	Number of Buildings	With Physical Address	Without Physical Address	Number of Buildings	With Physical Address	Without Physical Address	Number of Buildings	With Physical Address	Without Physical Address
Total	63,490	57,058	6,432	50,571	45,235	5,336	12,919	11,823	1,096
Wete Town	33,812	30,556	3,256	26,213	23,491	2,722	7,599	7,065	534
Micheweni District	29,678	26,502	3,176	24,358	21,744	2,614	5,320	4,758	562

Figure 2. 2: Percentage Distribution of Buildings with Physical Address by Council: Kaskazini Pemba Region, 2022 TBC

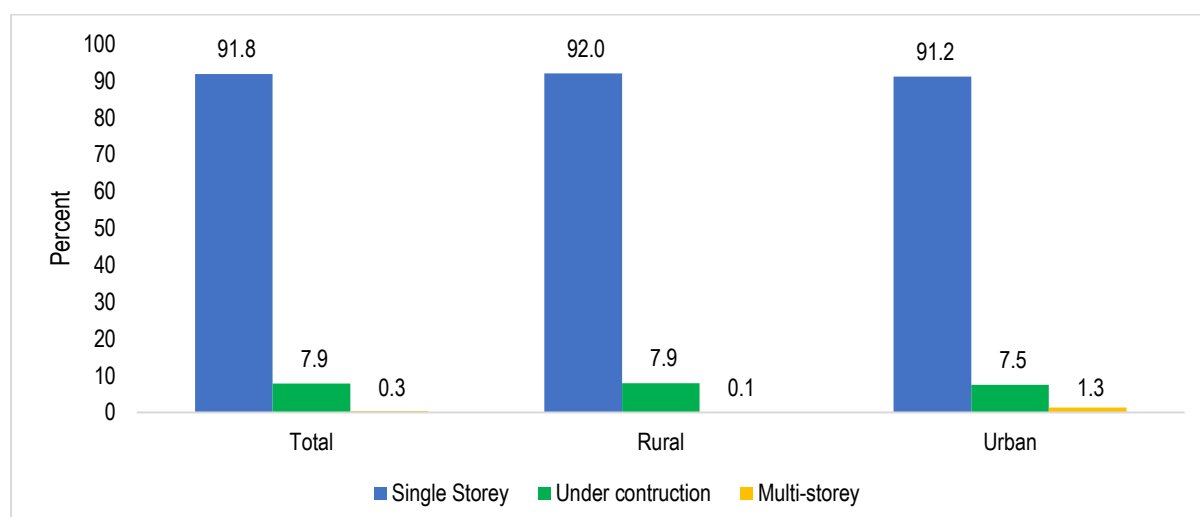


2.3 TYPE OF BUILDINGS

Building types are categorized into single storey buildings (one floor buildings) and multi-storey buildings (more than one floor buildings). Information on buildings under construction including those at foundation stage is also presented

The results reveal that, 91.8 percent of all buildings in Kaskazini Pemba Region are single storey while less than one percent (0.3%) percent are multi-storey. The percentage of multi-storey buildings is higher (1.3%) in urban than rural areas (0.1%). Results further reveal that about eight percent (7.9%) of all buildings in the region are under construction. The percentage of buildings undergoing construction in rural are slightly higher (7.9%) than in urban areas (7.5%) (Figure 2.3).

Figure 2. 3: Percentage Distribution of Buildings by Type and Place of Residence; Kaskazini Pemba Region, 2022 TBC

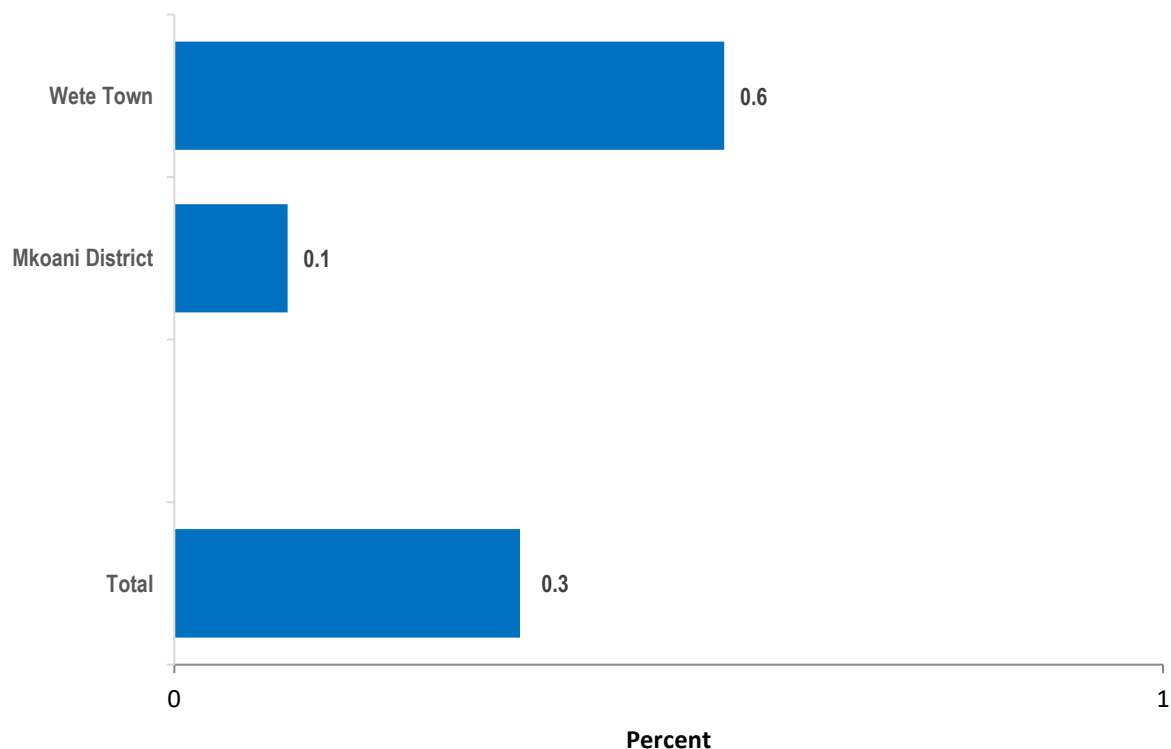


Across Council, Wete Town Council has a higher proportion of multi-storey buildings (0.6%) than Micheweni District (0.1%). (Figure 2.4 and Table 2.3).

Table 2. 3: Percentage Distribution of Buildings by Place of Residence, Type and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total				Rural				Urban			
	Total	Multi Storey	Single Storey	Under Construction	Total	Multi Storey	Single Storey	Under Construction	Total	Multi Storey	Single Storey	Under Construction
Total	63,490	0.3	91.8	7.9	50,571	0.1	92.0	7.9	12,919	1.3	91.2	7.5
Council												
Wete Town	33,812	0.6	90.9	8.5	26,213	0.1	90.8	9.1	7,599	2.1	91.3	6.6
Micheweni District	29,678	0.1	92.8	7.1	24,358	0.1	93.2	6.7	5,320	0.3	91.0	8.7

Figure 2. 4: Percentage of Multi Storey Buildings by Council; Kaskazini Pemba Region, 2022 TBC



2.3.1 NUMBER OF STOREYS IN A BUILDING

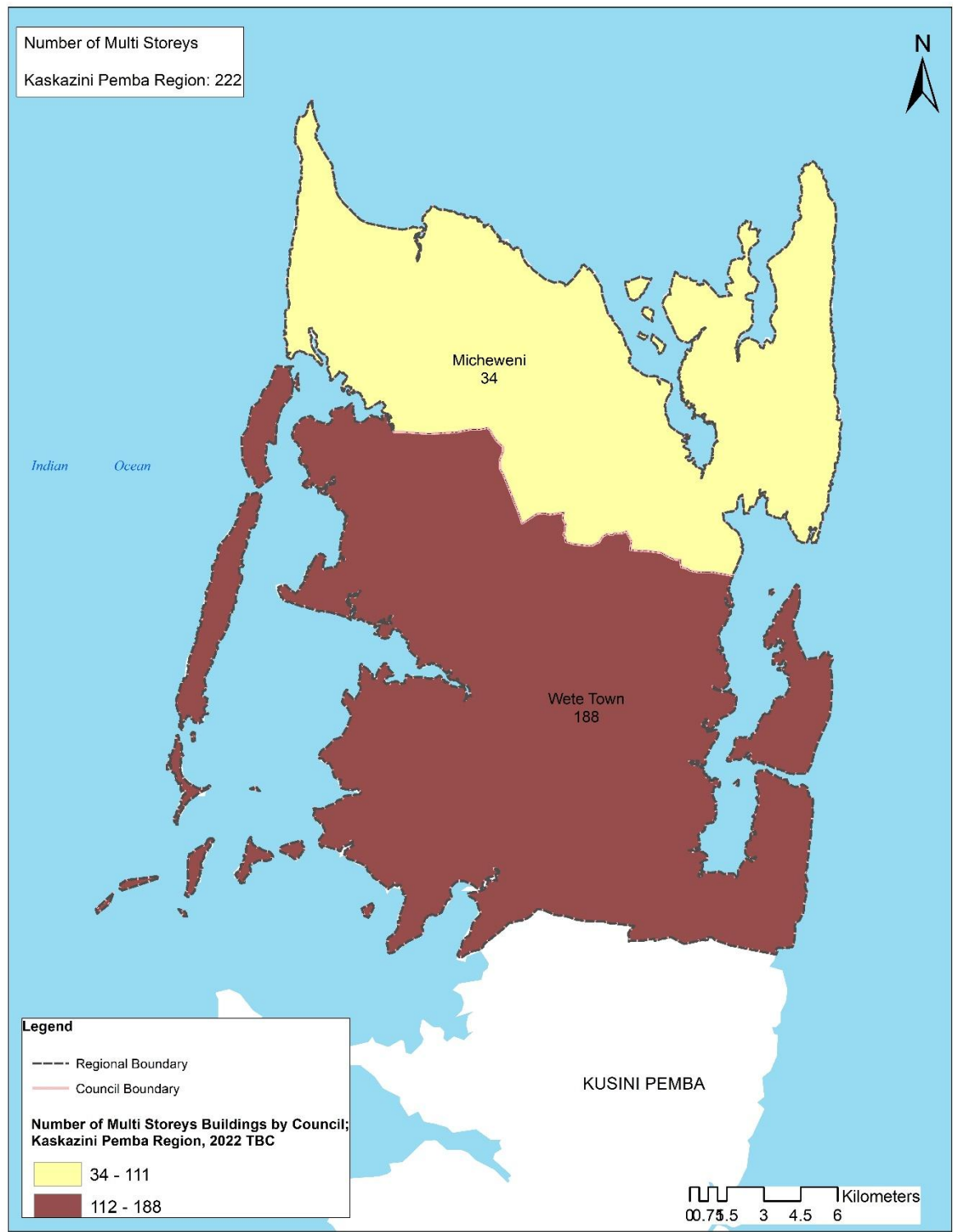
The number of storeys in a building consists of all storeys that are primarily above ground level and in which there are habitable rooms or office space or other space conforming to the intended use of the building. This section presents an analysis of the number of floors in multi-storey buildings, encompassing both ground and additional floors. Table 2.4 indicates that most of multi-storey buildings in Kaskazini Pemba Region (80.2%) are single storeys followed by buildings with two storeys (12.6%). More than eighty one percent (81.6%) of buildings in rural areas are single storeys compared with 79.8 percent of single storey buildings in urban areas.

Across councils, Wete Town Council has a higher proportion (80.2%) of multi-storey buildings with one storey than Micheweni District Council (76.5%) (Map 2.2).

Table 2. 4: Number of Multi-Storey Buildings by Number of Storey, Place of Residence and Council; 2022 TBC – Kusini Pemba Region

Council	Number of Floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building			
		G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total	222	80.2	12.6	4.1	3.2	0	0	0	0	0
Rural	49	81.6	14.3	4.1	0	0	0	0	0	0
Urban	173	79.8	12.1	4	4	0	0	0	0	0
Council										
Wete Town	188	80.9	10.6	4.8	3.7	0	0	0	0	0
Micheweni District	34	76.5	23.5	0	0	0	0	0	0	0

Map 2. 2: Number of Multi-Storey Buildings by Number of Storey and Council; Kusini Pemba Region



n, 2022 TBC

2.4 MAIN USE OF BUILDING

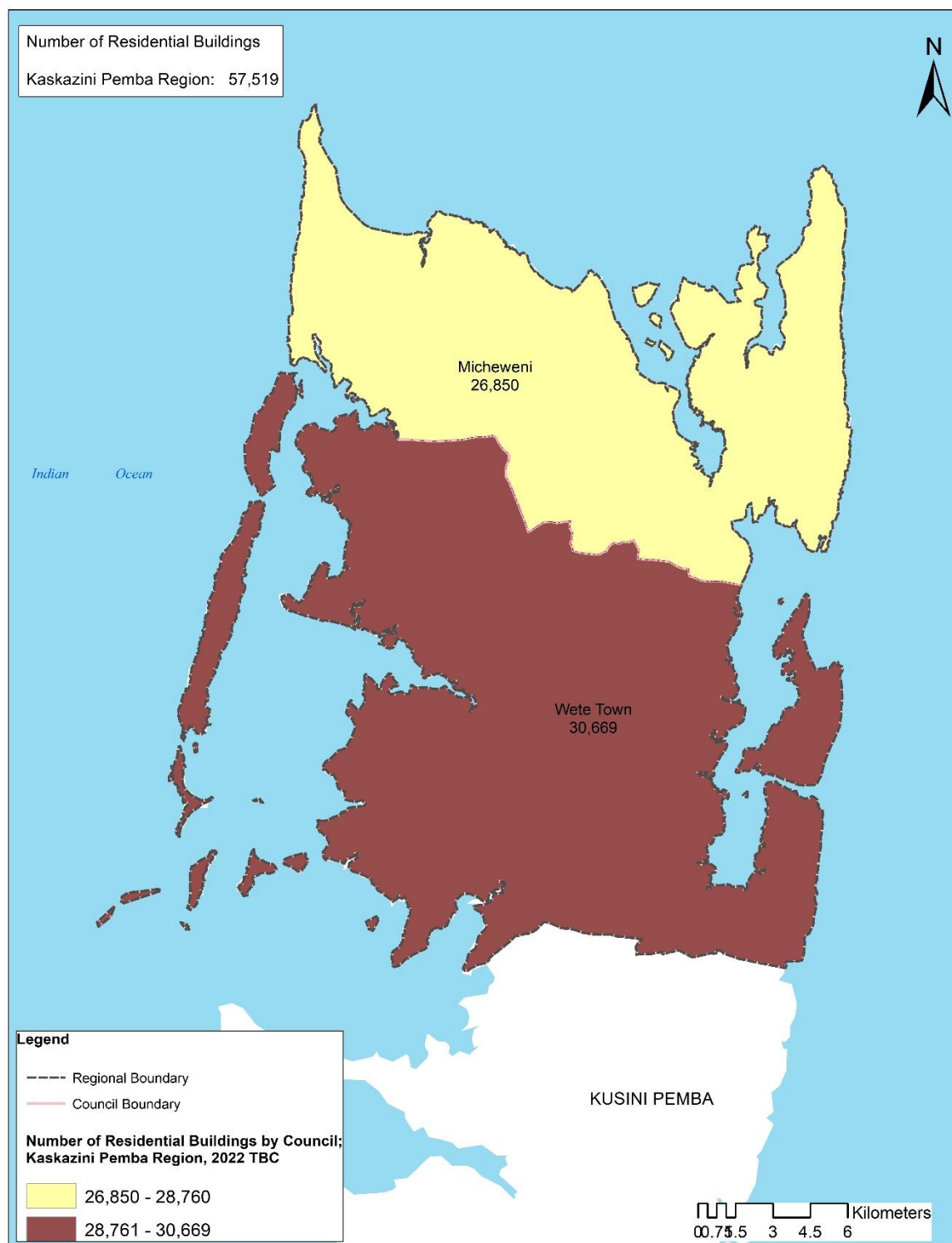
The main uses of buildings are divided into three groups, residential, commercial-residential and non-residential uses. The 2022 TBC results show that in Kaskazini Pemba Region 90.6 percent of buildings are for residential use while 3.6 percent are for commercial-residential and 5.8 percent non-residential use. Nine out of ten (91.3%) of the buildings in rural areas are for residential use, while it is 87.7 percent in urban areas. Furthermore, more than five percent (5.1%) of the buildings in urban areas are for commercial-residential use, higher than in rural areas (3.2%) (Figure 2.5)

At the Council level, percentage of residential buildings is almost similar between Wete Town and Micheweni District (90.7% and 90.5% respectively), similar pattern is observed for non-residential use (Table 2.4 and Map 2.3)

Table 2. 5: Percentage Distribution of Buildings by Main Use, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Place of Residential	Main Use			
		Total Buildings	Residential	Residential and Commercial	Non-residential use
Total	Total	63,490	90.6	3.6	5.8
	Rural	50,571	91.3	3.2	5.5
	Urban	12,919	87.7	5.1	7.2
Wete Town	Total	33,812	90.7	3.4	5.9
	Rural	26,213	91.4	3.0	5.6
	Urban	7,599	88.4	4.8	6.9
Micheweni District	Total	29,678	90.5	3.8	5.8
	Rural	24,358	91.3	3.4	5.3
	Urban	5,320	86.8	5.6	7.7

Map 2. 3: Number of Residential Buildings by Council; Kusini Pemba Region, 2022 TBC



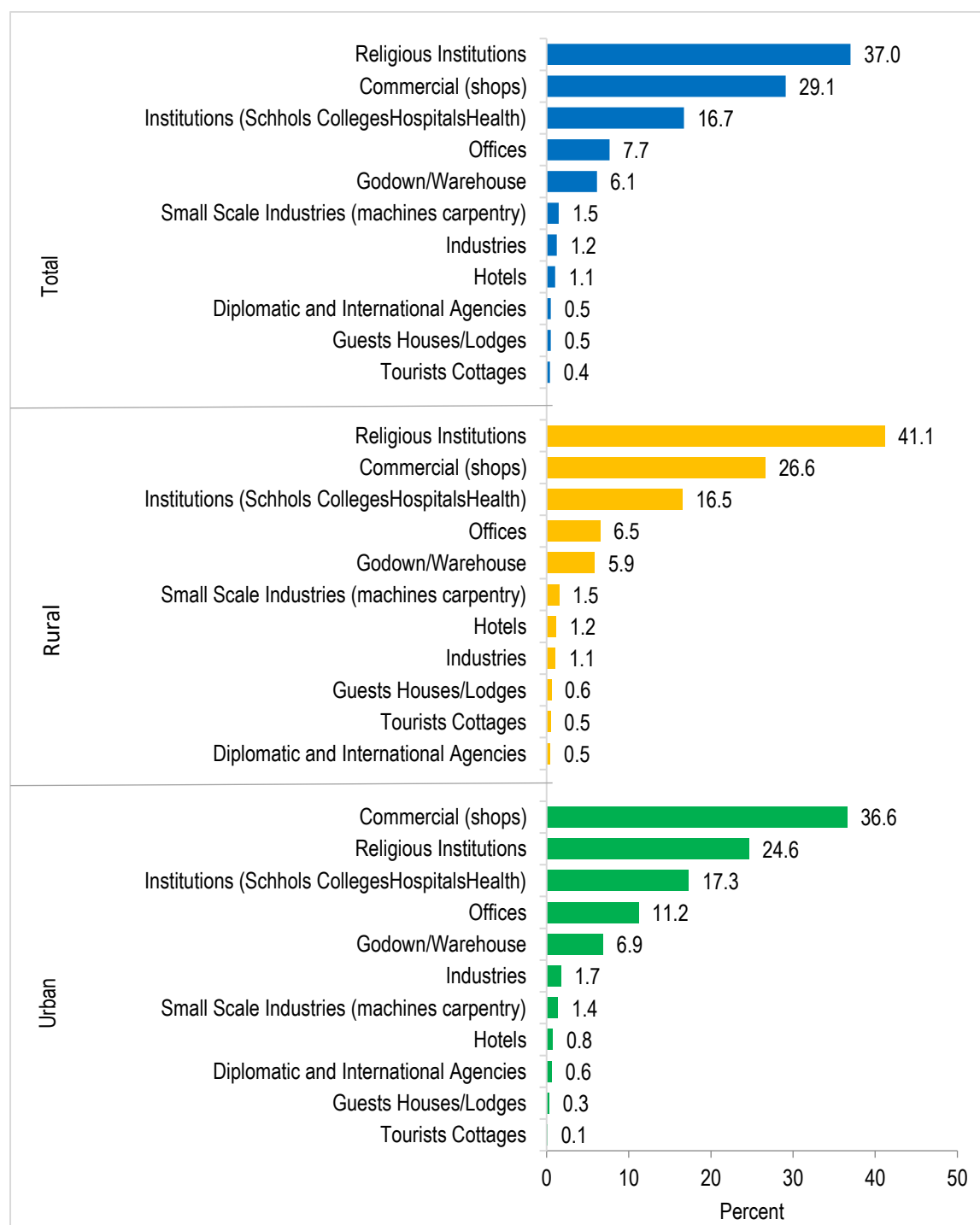
The main use of non-residential buildings in Kaskazini Pemba Region is for religious purpose (37.0%), followed by commercial purposes (29.1%) and institutional services (16.7%).

Wete Town Council has a higher proportion of buildings (31.4%) used for commercial purposes than Micheweni District Council (26.4%). On the other hand, Wete Town Council and Micheweni District Council have same proportion of buildings for industrial usage (1.2% each) (Table 2.6 and Figure 2.6).

Table 2. 6: Percentage Distribution of Non-Residential Buildings by Type of Use and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total	Type of Use										
		Offices	Commercial	Industrials	Tourists Cottages	Guest Houses/Lodges	Hotels	Godown/Ware House	Institutions	Diplomatic and International	Religious Institutions	Small Scale Industries
Total	3,711	7.7	29.1	1.2	0.4	0.5	1.1	6.1	16.7	0.5	37.0	1.5
Council												
Wete Town	2,001	8.1	31.4	1.2	0.0	0.2	0.6	5.2	17.4	0.6	34.7	1.9
Micheweni District	1,710	7.2	26.4	1.2	0.9	0.8	1.6	7.1	15.8	0.4	39.6	0.9

**Figure 2. 5: Percentage Distribution of Non – Residential Buildings by Type of Use;
Kaskazini Pemba, 2022 TBC**



2.6 NUMBER OF UNITS IN BUILDINGS

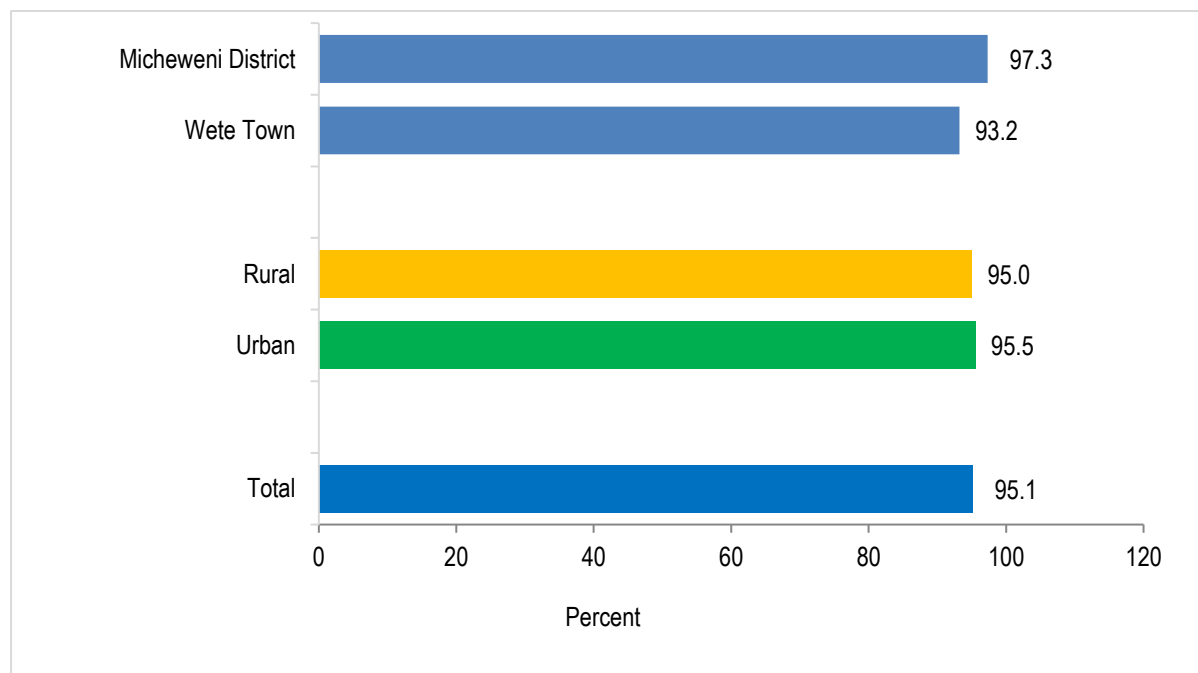
Information on the number of units in the building was collected only in residential and commercial-residential buildings. Results show that, most buildings in Kaskazini Pemba Region (95.1%) have one unit. The pattern of distribution of buildings by number of units is similar for both rural and urban areas (Table 2.7).

At the council level, Micheweni District has a slightly higher percentage (97.3%) of buildings with single unit than Wete Town (93.2%). Results further show that, Wete Town Council has a slightly higher Percentage (2.2%) of building with two units than Micheweni District Council (1.2%) (Table 2.7 and Figure 2.6)

Table 2. 7: Percentage Distribution of Residential and Commercial- Residential Buildings by Place of Residence, Number of Units and Council; Kaskazini Pemba Region, 2022 TBC

	Number of Units																				
	Total								Rural							Urban					
Council	Number of Buildings	1	2	3	4	5	6+	Total	1	2	3	4	5	6+	Total	1	2	3	4	5	6+
Total	59,779	95.1	1.8	0.8	0.7	0.8	0.8	47,790	95.0	1.6	0.9	0.7	0.9	0.9	11,989	95.5	2.3	0.5	0.6	0.5	0.6
Council																					
Wete Town	31,811	93.2	2.2	1.2	1.0	1.1	1.2	24,735	92.7	2.1	1.4	1.1	1.3	1.4	7,076	95.0	2.5	0.6	0.7	0.6	0.6
Micheweni District	27,968	97.3	1.2	0.4	0.3	0.4	0.4	23,055	97.4	1.1	0.4	0.3	0.4	0.4	4,913	96.3	2.0	0.3	0.4	0.4	0.6

Figure 2. 6: Percentage Distribution of Residential and Commercial-Residential Buildings with One Unit by Council; Kaskazini Pemba Region, 2022 TBC



CHAPTER THREE

BUILDING INFORMATION

Key Points

- More than nine out of ten (98.2%) of all buildings in Kaskazini Pemba Region are detached (stand-alone).
- More than fifty-nine percent (59.2%) of all buildings in Kaskazini Pemba Region have been completed.
- More than fifty five percent (55.5%) of the buildings in Kaskazini Pemba Region have Sand or cement floors.
- About two third (65.6 %) of buildings in Kaskazini Pemba Region are roofed with corrugated iron sheets.
- More than one-third (35.0%) of all residential and commercial buildings have one or two bedroom(s)
- More than twenty-seven percent (27.8%) of all buildings in Kaskazini Pemba Region needs major repair

3.0 INTRODUCTION

This chapter presents findings on buildings information which include building categories, occupancy status, building ownership, construction status, building materials used for construction and number of bedrooms.

3.1 BUILDING CATEGORIES

For the purpose of the 2022 TBC, categories of buildings are semi-detached, terrace or row of houses, and detached or stand-alone buildings. The results show that most (98.2%) of the buildings in Kaskazini Pemba Region are detached or stand-alone buildings, 1.1 percent are terrace buildings and less than one percent (0.7%) percent are semi- detached (Table 3.1).

Table 3. 1: Number and Percentage Distribution of Buildings by Building Category, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Building Category						
	Total Number of Buildings	Semidetached	Percent	Terrace/Row of Houses	Percent	Detached/Stand Alone	Percent
Total	63,490	422	0.7	706	1.1	62,362	98.2
Rural	50,571	262	0.5	454	0.9	49,855	98.6
Urban	12,919	160	1.2	252	2.0	12,507	96.8
Council							
Wete Town	33,812	301	0.9	410	1.2	33,101	97.9
Micheweni District	29,678	121	0.4	296	1.0	29,261	98.6

3.2 BUILDING CONSTRUCTION STATUS

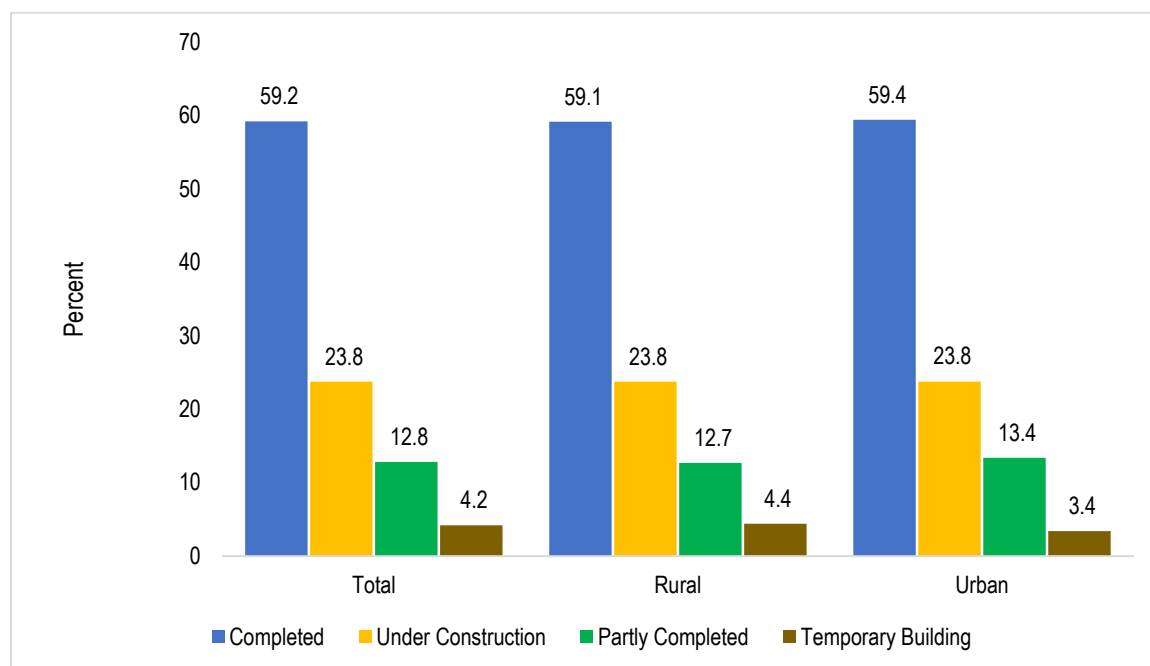
The construction status of buildings is divided into four categories, namely completed, and partly completed, under construction and temporary buildings. The 2022 TBC results show that 59.2 percent of all buildings in Kaskazini Pemba Region have been completed and 12.8 percent are partly completed. Buildings under construction account for 23.8 percent while temporary buildings accounts for 4.2 percent. The results also indicate that 59.4 percent of all buildings in urban areas are completed compared with 59.1 percent in rural area.

Percentage of completed buildings ranges from 58.5 percent in Micheweni District Council to 59.8 percent in Wete Town Council. The percentages of Temporary building are slightly higher in Wete Town Council (4.7%0 than Micheweni District Council (Table 3.2 and Figure 3.1).

Table 3. 2: Percentage Distribution of Buildings by Construction Status, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total Number of Buildings	Completed	Partly Completed	Under Construction	Temporary Building
Total	63,490	59.2	12.8	23.8	4.2
Rural	50,571	59.1	12.7	23.8	4.4
Urban	12,919	59.4	13.4	23.8	3.4
Council					
Wete Town	33,812	59.8	12.2	23.3	4.7
Micheweni District	29,678	58.5	13.6	24.2	3.6

Figure 3. 1: Percentage Distribution of Buildings by Construction Status and Place of Residence; Kaskazini Pemba Region, 2022 TBC



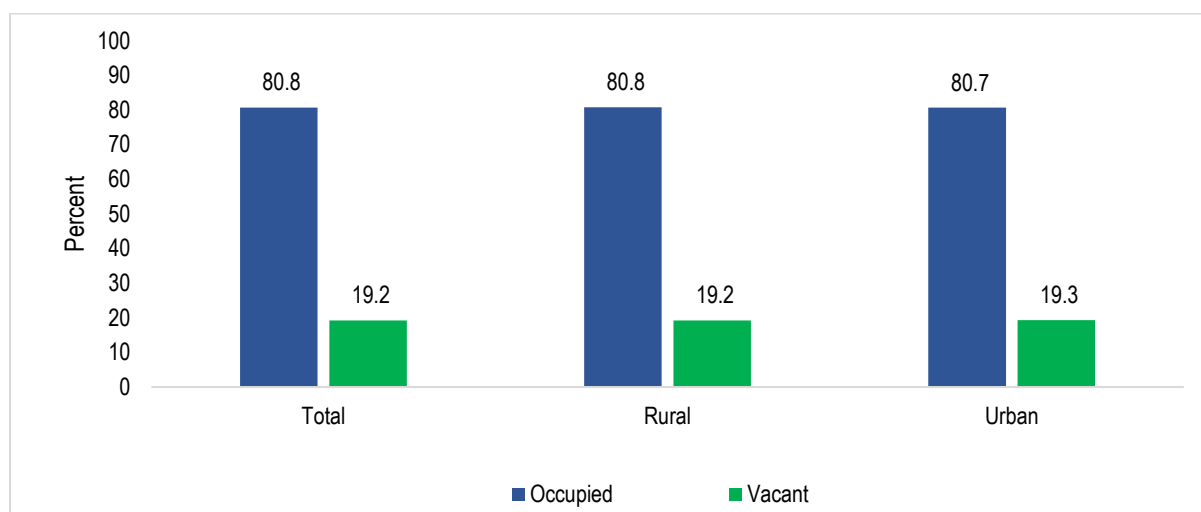
3.3 BUILDING OCCUPANCY STATUS

The occupancy status of buildings is determined by checking whether the building is in use or vacant. The results show that 80.8 percent of all buildings in Kaskazini Pemba Region are in use, while 19.2 percent are vacant. Furthermore, the results indicate that urban and rural areas have almost the same proportion of buildings in use (80.8% and 80.7% respectively). Wete Town Council has the higher percentage (81.4 %) of buildings in use than Micheweni District Council (80.0%) (Table 3.3 and Figure 3.2).

Table 3. 3: Percentage Distribution of Buildings by Occupancy Status, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total Number of Buildings	Percent	
		Occupied	Vacant
Total	63,490	80.8	19.2
Rural	50,571	80.8	19.2
Urban	12,919	80.7	19.3
Council			
Wete Town	33,812	81.4	18.6
Micheweni District	29,678	80.0	20.0

Figure 3. 2: Percentage Distribution of Buildings by Place of Residence and Occupancy Status; Kaskazini Pemba Region, 2022 TBC



3.3.1 REASONS FOR VACANT BUILDINGS

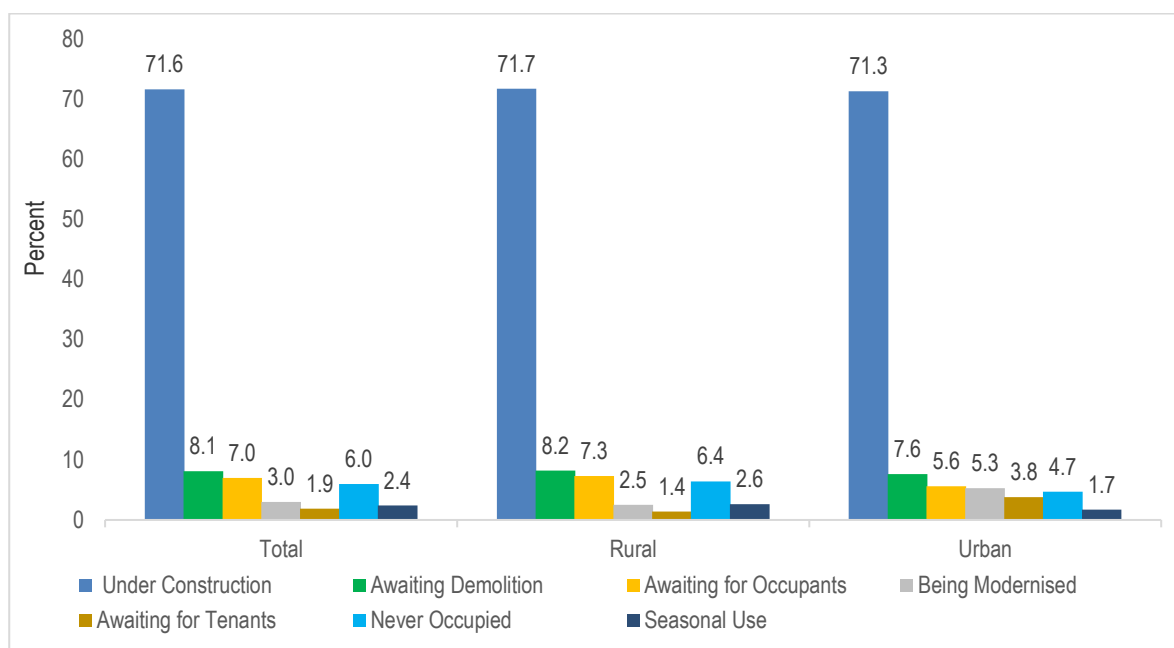
Reasons for buildings not being occupied (vacant) include waiting for a tenant or resident, undergoing modernization, being a new building (never occupied), seasonal use, construction in progress and the building awaiting demolition.

The results show that 71.6 percent of all vacant buildings in Kaskazini Pemba are still under construction and 8.1 percent are awaiting demolition and those awaiting occupants' accounts for 7.0%. Furthermore, 6.0 percent of vacant buildings are new buildings that have not been used. In rural areas, 71.7 percent of all buildings that are not in use are still under construction and 8.2 percent are awaiting demolition. In urban areas, 71.3 percent of vacant buildings are under construction, while 7.6 percent are waiting for demolition. (Table 3.3 and Figure 3.3).

Table 3. 4: Percentage Distribution of Vacant Buildings by Reasons; Kaskazini Pemba Region 2022 TBC

Council	Total	Reasons for Vacant Building						
		Under Construction	Awaiting Demolition	Awaiting for Occupants	Being Modernised	Awaiting for Tenants	Never Occupied	Seasonal Use
Total	12,216	71.6	8.1	7.0	3.0	1.9	6.0	2.4
Rural	9,723	71.7	8.2	7.3	2.5	1.4	6.4	2.6
Urban	2,493	71.3	7.6	5.6	5.3	3.8	4.7	1.7
Council								
Wete Town	6,285	70.8	8.0	7.5	3.4	2.4	5.3	2.6
Micheweni District	4,972	72.5	8.2	6.4	2.7	1.3	6.8	2.1

Figure 3. 3: Percentage Distribution of Vacant Buildings by Reason and Place of Residence Kaskazini Pemba Region 2022 TBC



3.4 BUILDING CONSTRUCTION MATERIALS

This section describes the types of building materials used in flooring, walling and roofing. Analysis in this section is based on buildings and not households.

3.4.1 FLOOR MATERIALS

Materials used for floor include cement, PVC tiles, ceramic tiles (marble), terrazzo, clay, earth/sand, hard plastic or bitumen, polished wood, cow dung, wood planks, or bamboo or plant residues In Kaskazini Pemba Region, 55.5 percent of all buildings have Sand-cement floors, followed by (26.0%) earth/sand/soil floors and ceramic tiles floors (2.3%).

Furthermore, in rural areas buildings with cement floor constitute 52.7 percent of all buildings while in urban areas it is 66.4 percent. Wete Town Council has a higher percentage (60.0%) of buildings with cement floor than Micheweni District Council (50.5%) (Table. 3.5).

Table 3. 5: Percentage Distribution of Buildings by Type of Flooring Materials, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total	Flooring Materials								No Floor
		Sand-cement	Ceramic tiles	Parquet or polished	Terrazzo	PVC tiles	Wood planks	Earth/sand/soil	Cow dung	
Total	63,490	55.5	2.3	0.0	0.2	0.0	0.2	26.0	0.0	15.8
Rural	50,571	52.7	0.9	0.0	0.1	0.0	0.2	29.8	0.0	16.2
Urban	12,919	66.4	7.7	0.0	0.4	0.0	0.0	11.0	0.0	14.3
Council										
Wete Town	33,812	60.0	3.4	0.0	0.2	0.0	0.1	22.0	0.0	14.2
Micheweni District	29,678	50.5	0.9	0.0	0.1	0.0	0.2	30.5	0.0	17.7

Note: Other Flooring materials are PVC tiles, parquet or polished wood, wood planks, terrazzo or cow dung

3.4.2 WALL MATERIALS

Materials used for wall construction include stone, cement or stone blocks, sun-dried clay bricks, burnt clay bricks, glass, wood, iron sheets, bamboo/poles/mud and poles/grass or tents. Most of the buildings (54.8%) in Kaskazini Pemba Region have walls built with cement/stone blocks, followed by bamboo poles/wood planks (27.4%). In urban areas, 78.0 percent of all buildings have walls constructed with cement/stone, followed by bamboo poles/wood planks (7.8%). Most of the buildings (48.9%) in rural areas are constructed using cement/stone blocks followed by bamboo poles/wood planks (32.3%). Wete Town Council has a higher percentage (58.5%) of buildings built with cement/stone blocks than Micheweni District Council (50.7%). However, Wete Town Council has a higher percentage (31.3) of buildings with Bamboo poles/wood planks than Micheweni District Council (22.8%) (Table 3.6).

Table 3. 6: Percentage Distribution of Buildings by Type of Wall Materials, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total	Wall Materials									No Walls
		Stones	Cement blocks/Stone blocks	Sundried bricks	Burnt bricks	Glass	Wood and Iron Sheets	Bamboo poles/wood	Grass	Tent/ container	
Total	63,490	10.8	54.8	1.8	0.5	0.0	0.2	27.4	0.3	0.1	4.2
Rural	50,571	11.7	48.9	1.8	0.4	0.0	0.2	32.3	0.3	0.0	4.2
Urban	12,919	7.3	78.0	1.6	0.7	0.0	0.0	7.8	0.1	0.2	4.4
Council											
Wete Town	33,812	2.5	58.5	2.2	0.6	0.0	0.1	31.3	0.3	0.1	4.4
Micheweni District	29,678	20.2	50.7	1.3	0.4	0.0	0.3	22.8	0.3	0.0	4.0

Note: “No walls” refers to buildings that were under construction (at foundation stage) during Census enumeration

3.4.3 ROOFING MATERIALS

Construction materials used for roofing can be permanent or temporary. Permanent construction materials include corrugated iron sheets, tiles, concrete and asbestos, while temporary roofing materials are grass (leaves or palm leaves), mud/grass and poles, plastics, tarpaulin and straw.

The results show that, the highest percentage (65.6%) of all buildings in Kaskazini Pemba Region are roofed with Corrugated Iron sheets, followed by Grass/ leaves (19.7%). In urban areas, 79.3 percent of all buildings are roofed with Corrugated Iron sheets compared with 62.1 percent of buildings in rural areas. Wete Town Council has a higher percentage (70.7%) of buildings roofed with Corrugated Iron sheets than Micheweni District Council (59.8%) (Table 3.7).

Table 3. 7: Percentage Distribution of Buildings by Type of Roofing Materials, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total	Type of Roofing Material								No roof
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/leaves	Mud and leaves	Plastics/Tins	Tent/ Container	
Total	63,490	65.6	0.1	0.1	0.3	19.7	0.3	0.0	0.0	13.9
Rural	50,571	62.1	0.0	0.0	0.3	23.1	0.3	0.0	0.0	14.1
Urban	12,919	79.3	0.2	0.5	0.3	6.5	0.2	0.0	0.0	13.0
Council										
Wete Town	33,812	70.7	0.1	0.2	0.2	16.0	0.2	0.0	0.0	12.6
Micheweni District	29,678	59.8	0.0	0.1	0.3	24.0	0.3	0.0	0.0	15.4

3.5 NUMBER OF BEDROOMS IN BUILDINGS

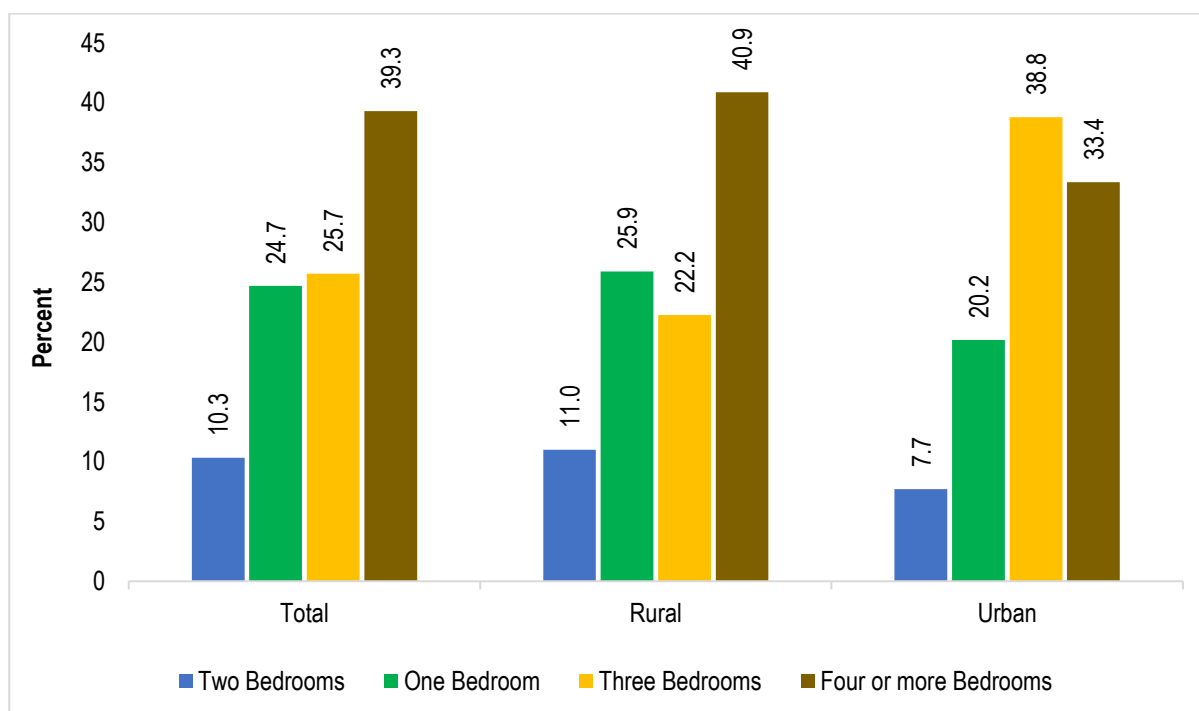
This section provides information on the number of bedrooms in residential and commercial-residential buildings/Units. The 2022 TBC results show that 39.3 percent of all buildings/units used for residential and commercial-residential purposes in Kaskazini Pemba Region have three bedrooms followed by 24.7 percent of two bedrooms and 25.7 percent have four or more bedrooms.

Furthermore, in rural areas the proportion of buildings/units with three bedrooms is higher (40.9%) followed by 25.9 percent of two bedrooms and 22.2 percent have four or more bedrooms. In urban areas, most of buildings/units (33.4%) have three bedrooms followed by 23.2 percent of four bedrooms and 20.2 percent have two bedrooms (Table 3.8 and Figure 3.4).

Table 3. 8: Percentage Distribution of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Place of Residence	Number of Buildings/Units	Bedrooms						
		1	2	3	4	5	6	7+
Total	58,233	10.3	24.7	39.3	15.8	6.8	2.4	0.7
Rural	45,952	11.0	25.9	40.9	13.8	5.8	2.0	0.6
Urban	12,281	7.7	20.2	33.4	23.2	10.7	3.8	1.1
Council								
Wete Town	30,492	11.1	22.9	37.9	17.3	7.6	2.5	0.7
Micheweni District	27,741	9.4	26.7	40.8	14.1	5.8	2.3	0.8

Figure 3. 4: Percentage Distribution of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms and Place of Residence; Kaskazini Pemba Region, 2022 TBC



3.6 BUILDING CONDITION

This section provides information on the condition of residential and commercial – residential buildings to determine whether they are suitable and appropriate for their intended functions. Condition of buildings include the following; the building needs no repair, needs minor repair, needs major repair, renovation or repair is in progress, construction is in progress, construction has stopped for a long time (dormant construction) and not fit for human habitation (dilapidated).

The 2022 TBC results show that 23.7 percent of buildings in Kaskazini Pemba do not need repair, 37.6 percent need minor repair, 27.8 percent needs major repair and 6.5 percent are not fit for human use (dilapidated).

Across the Council, the results reveal that, 21.9 percent of buildings in WeteTown do not require repair while 37.5 percent needs minor repair, 29.9 percent needs major repair and 6.5 percent are deemed unsuitable for human use. In Micheweni District Council, 18.7 percent of all buildings do not need repair, 37.8 percent requires minor repair, 32.7 percent needs major repair and 7.0 percent are not suitable for human use (Figure 3.5 and Table 3.9).

Figure 3. 5: Percentage Distribution of Buildings by Building Condition and Place of Residence; Kaskazini Pemba Region, 2022 TBC

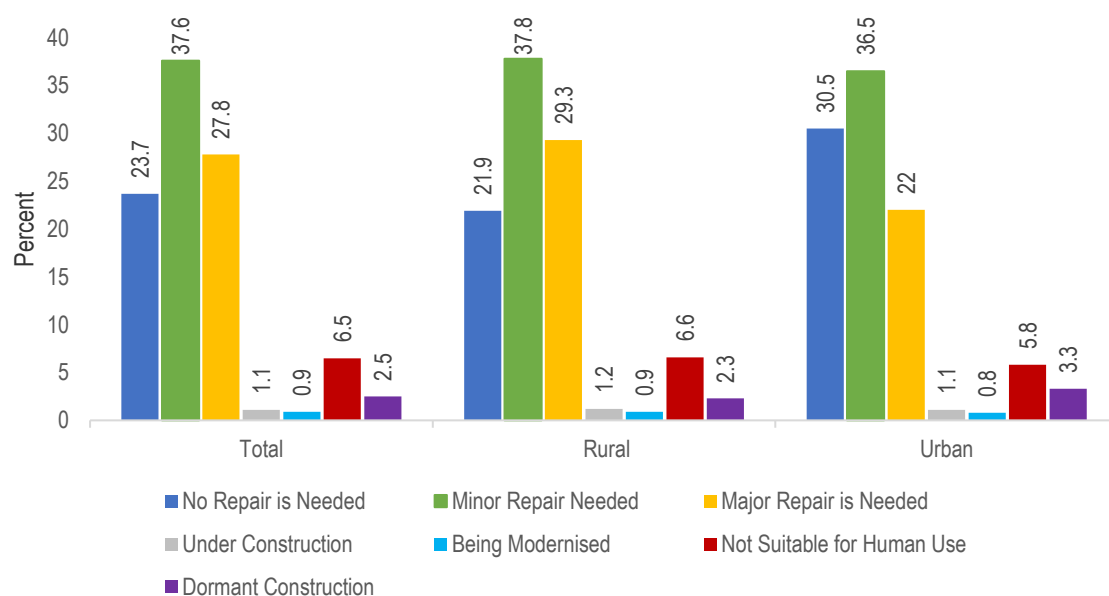


Table 3. 9: Percentage Distribution of Buildings by Building Condition and Place of Residence; Kaskazini Pemba Region, 2022 TBC

Council	Total Building s	Building Condition						
		Needs No Repair	Needs Minor Repair	Needs Major Repair	Dilapidated/Not Fit for Human Use	Renovation/Repairs on Progress	Construction in Progress	Domant Construction
Total	54,742	23.7	37.6	27.8	6.5	0.9	1.1	2.5
Rural	43,600	21.9	37.8	29.3	6.6	0.9	1.2	2.3
Urban	11,142	30.5	36.5	22.0	5.8	0.8	1.1	3.3
Council								
Wete Town	29,362	21.9	37.5	29.9	6.5	0.7	1.1	2.2
Micheweni District	25,380	18.7	37.8	32.7	7.0	0.7	1.1	1.8

CHAPTER FOUR

BASIC SERVICES IN BUILDINGS

Key Points

- About thirty one percent (31.0%) of all buildings in Kaskazini Pemba Region get electricity from the national grid whereas about 3.7 percent use alternative sources of electricity.
- More than one third (32.2%) of all buildings in Kaskazini Pemba Region have water services.
- About fifty percent (49.9%) of all buildings in Kaskazini Pemba Region have toilet services.
- More than fifty two percent (52.1%) of all buildings in Kaskazini Pemba Region are accessible by road.
- About three percent (2.7%) of all buildings in Kaskazini Pemba Region have infrastructure for Persons with Disabilities.

4.0 INTRODUCTION

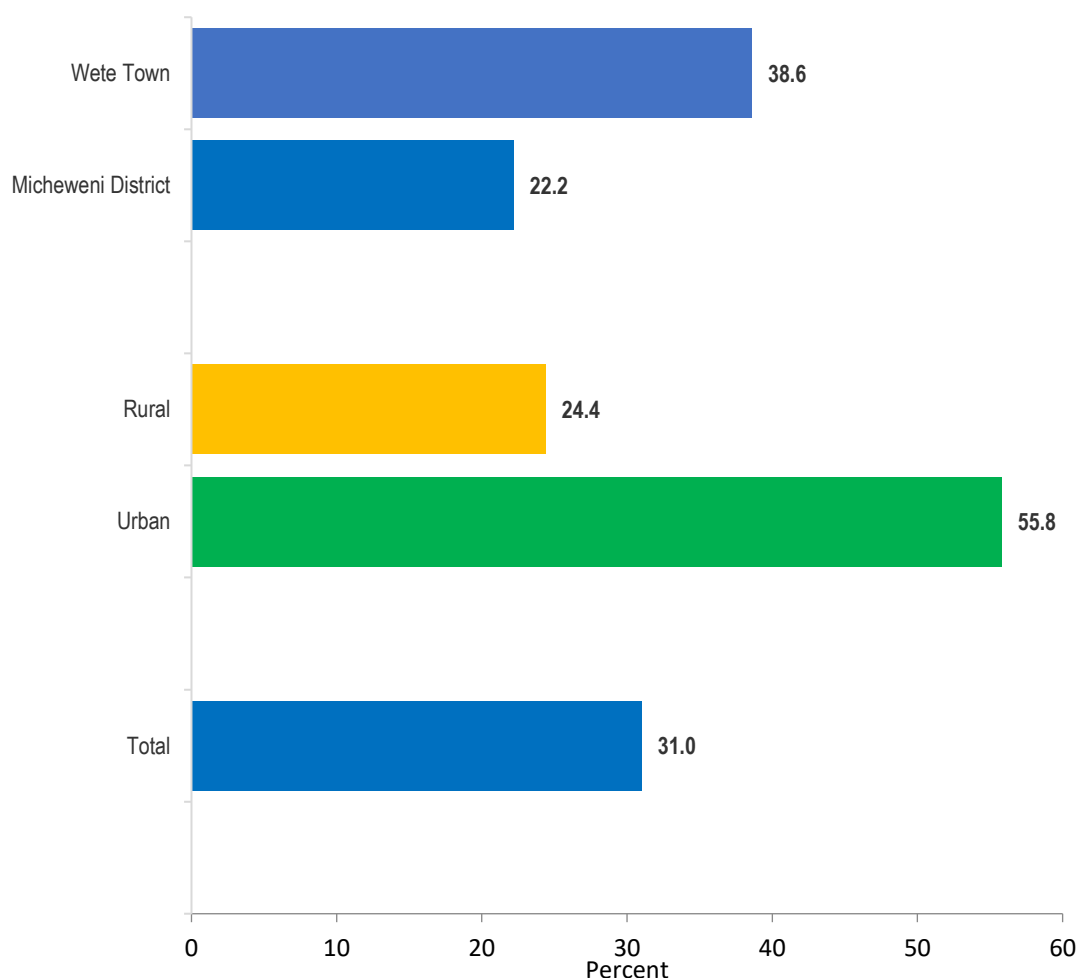
This chapter provides information on basic services available in buildings/units during the 2022 TBC. Services are grouped into two major categories namely, services in buildings (electricity, water, toilet); and accessibility into building (roads and infrastructure for Persons With disabilities).

4.1 SERVICES IN BUILDINGS

4.1.1 ELECTRICITY

The 2022 TBC results indicate that 31.0 percent of all buildings/units in Kaskazini Pemba Region are connected to the national grid. Five out of ten (55.8%) buildings/units in urban areas are connected to the national grid compared with 24.4 percent in rural areas. Across the councils, Wete Town has a higher proportion (38.6%) of building/units connected to National grid than Michewenii District Council (22.2%) (Figure 4.1).

Figure 4. 1: Percentage of Buildings/Units with Electricity from the National Grid (ZECO) by Council; Kaskazini Pemba Region, 2022 TBC

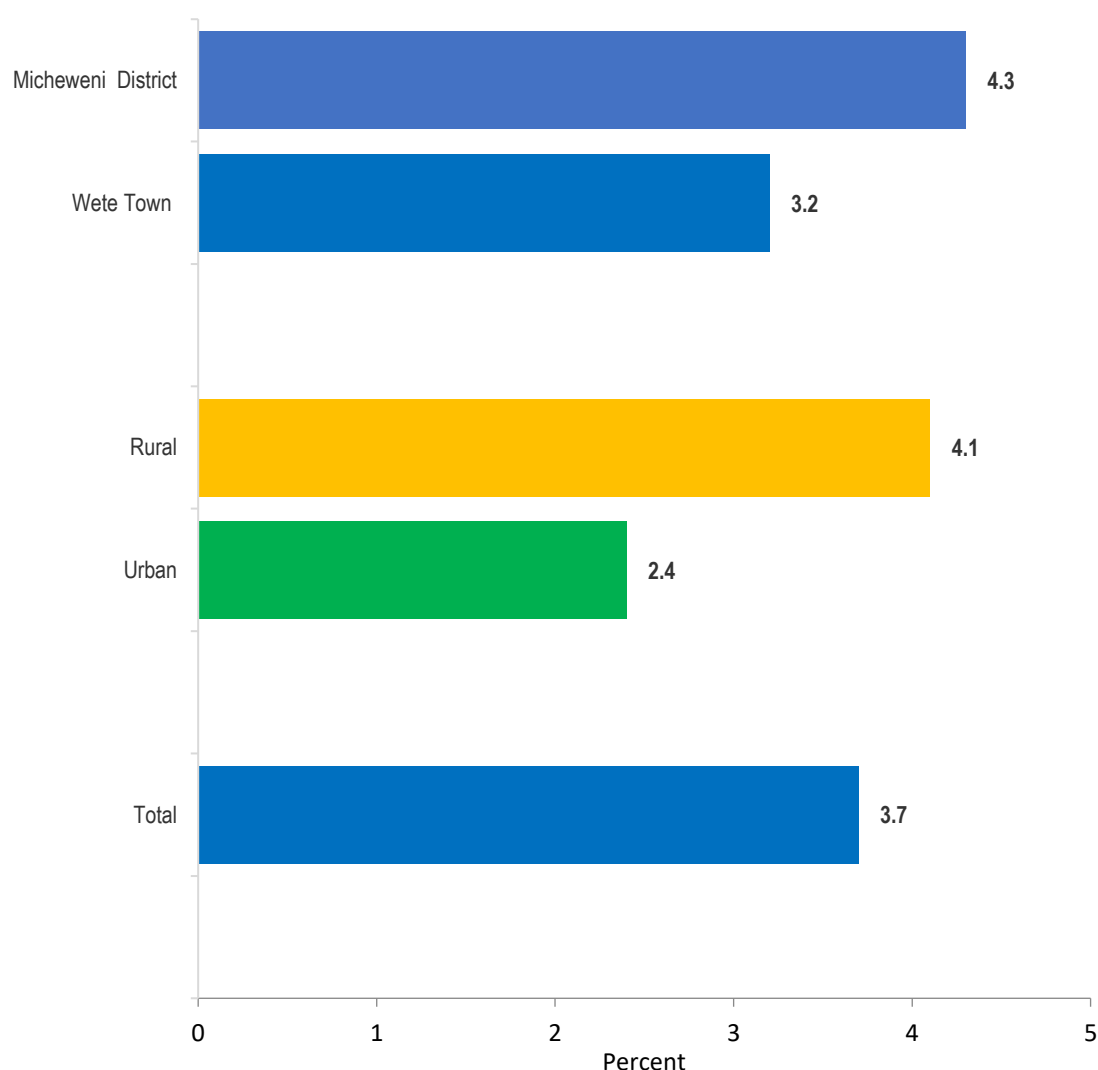


4.1.2 ALTERNATIVE SOURCES OF ELECTRICITY

Alternative sources of electricity include all other sources such as solar electricity and generators. The results reveal that 3.7 percent of all buildings/units in Kaskazini Pemba Region have alternative sources of electricity. In rural areas 4.1 percent of all buildings/units have alternative sources of electricity while in urban areas is 2.4 percent.

Across the Councils, Micheweni District has a slightly higher percentage (4.3%) of buildings/units using alternative sources of electricity than Wete Town Council (3.2%) (Figure 4.2).

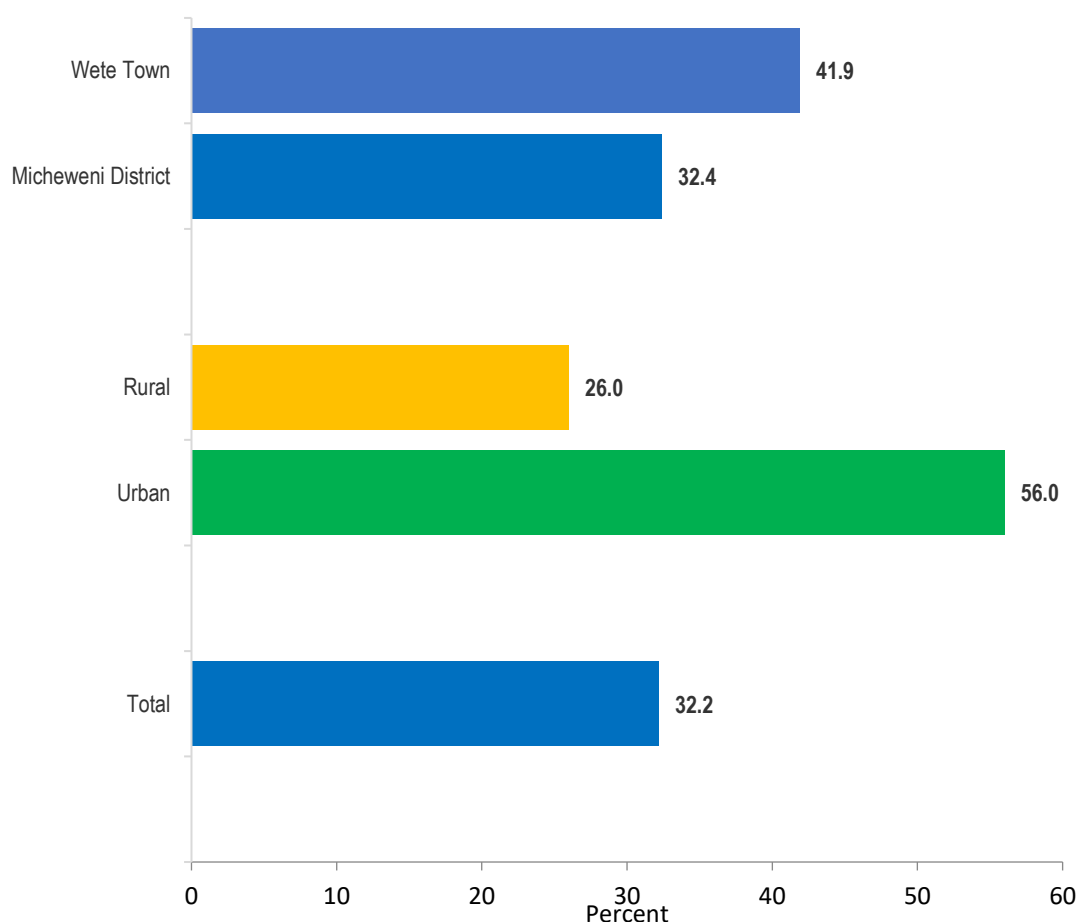
Figure 4. 2: Percentage of Buildings with Alternative Sources of Electricity by Place of Residence and Council; Kaskazini Pemba Region; 2022 TBC



4.1.3 WATER SERVICE

According to 2022 TBC, water service in a building/units means the presence of water inside the building/units and/or on the premises of the relevant building/Units. The results reveal that 32.2 percent of all buildings/units in Kaskazini Pemba Region have water service. About two third (56.0%) of all buildings in urban areas, have water service compared with 26.0 percent in rural areas. Wete Town Council has a higher percentage (41.9%) of buildings with water service than Micheweni District Council (21.2%) (Figure 4.3 and Table 4.1).

Figure 4. 3: Percentage of Buildings/Units with Water Services by Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC



4.1.4 TOILETS

Toilet service in a building/units includes the presence of a toilet inside the building and/or on the premises of the building/units. The results reveal that 49.9 percent of all buildings/units in Kaskazini Pemba Region have toilet facility. The percentage of buildings/units with toilet facilities in urban areas is higher (71.8%) than in rural areas (44.2%). In addition, Wete Town Council has a higher percentage (55.3%) of buildings/units with toilet facility than Micheweni Town Council (43.8%) (Figure 4.4 and Table 4.1).

Figure 4. 4: Percentage of Buildings/Units with Toilet Facility by Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

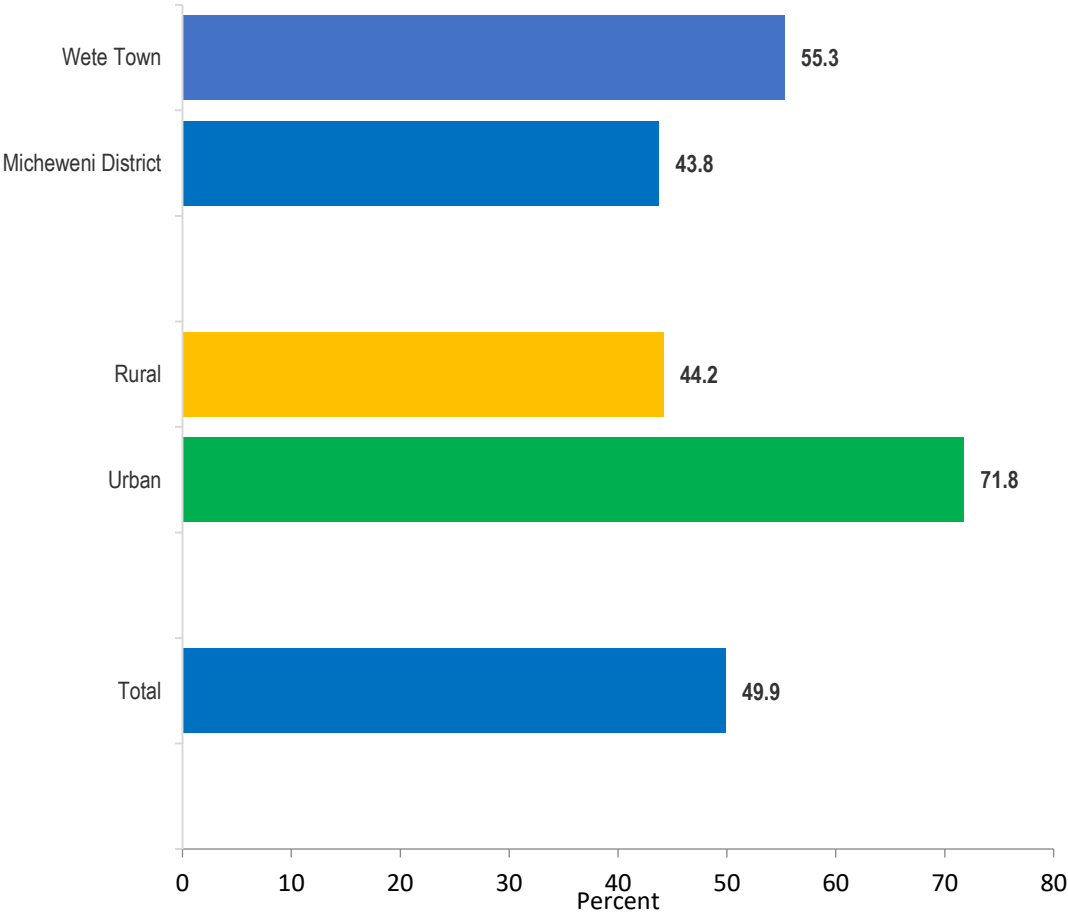


Table 4. 1: Percentage Distribution of Buildings/Units by Type of Basic Services, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Region/Council	Number of Units	Electricity		Water	Toilet
		National Grid	Alternative source		
Total	64,520	31.0	3.7	32.2	49.9
Rural	51,041	24.4	4.1	26.0	44.2
Urban	13,479	55.8	2.4	56.0	71.8
Council					
Wete Town	34,504	38.6	3.2	41.9	55.3
Micheweni District	30,016	22.2	4.3	21.2	43.8

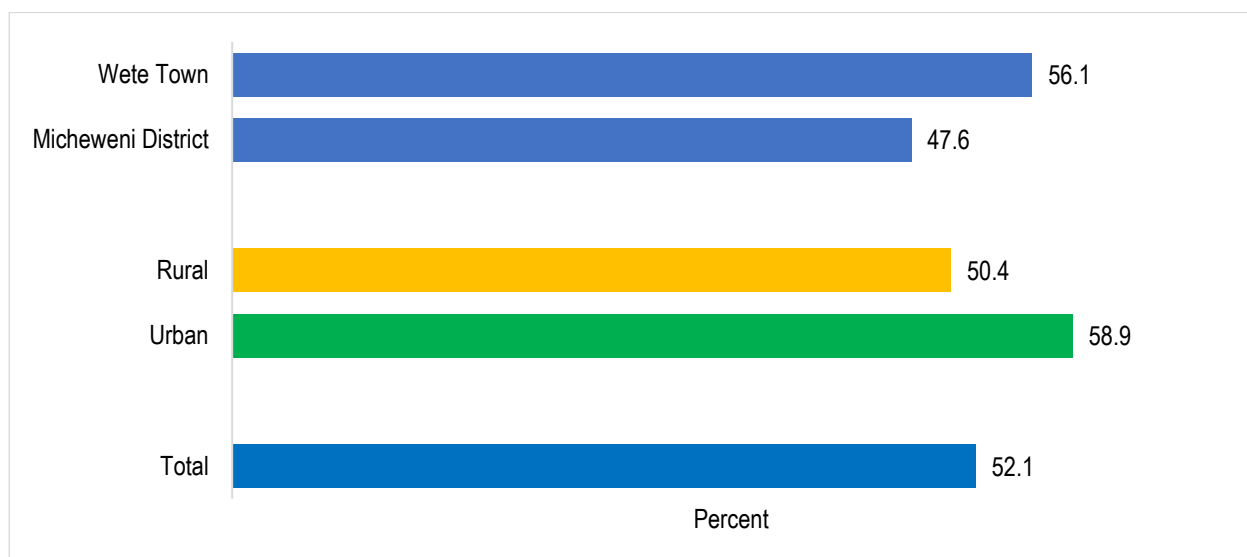
4.2 ACCESSIBILITY OF THE BUILDING

This section provides information on accessibility of buildings by road and the presence of infrastructure for people with disabilities.

4.2.1 BUILDING ACCESSIBILITY BY ROAD

The results indicate that 52.1 percent of all buildings in Kaskazini Pemba Region are accessible by road. Most of the buildings (58.9%) in urban areas are accessible by road, while it is 50.4 percent in rural areas. Wete Town Council has a higher percentage (56.1%) of buildings accessible by road than Micheweni District Council (47.6%) (Figure 4.5)

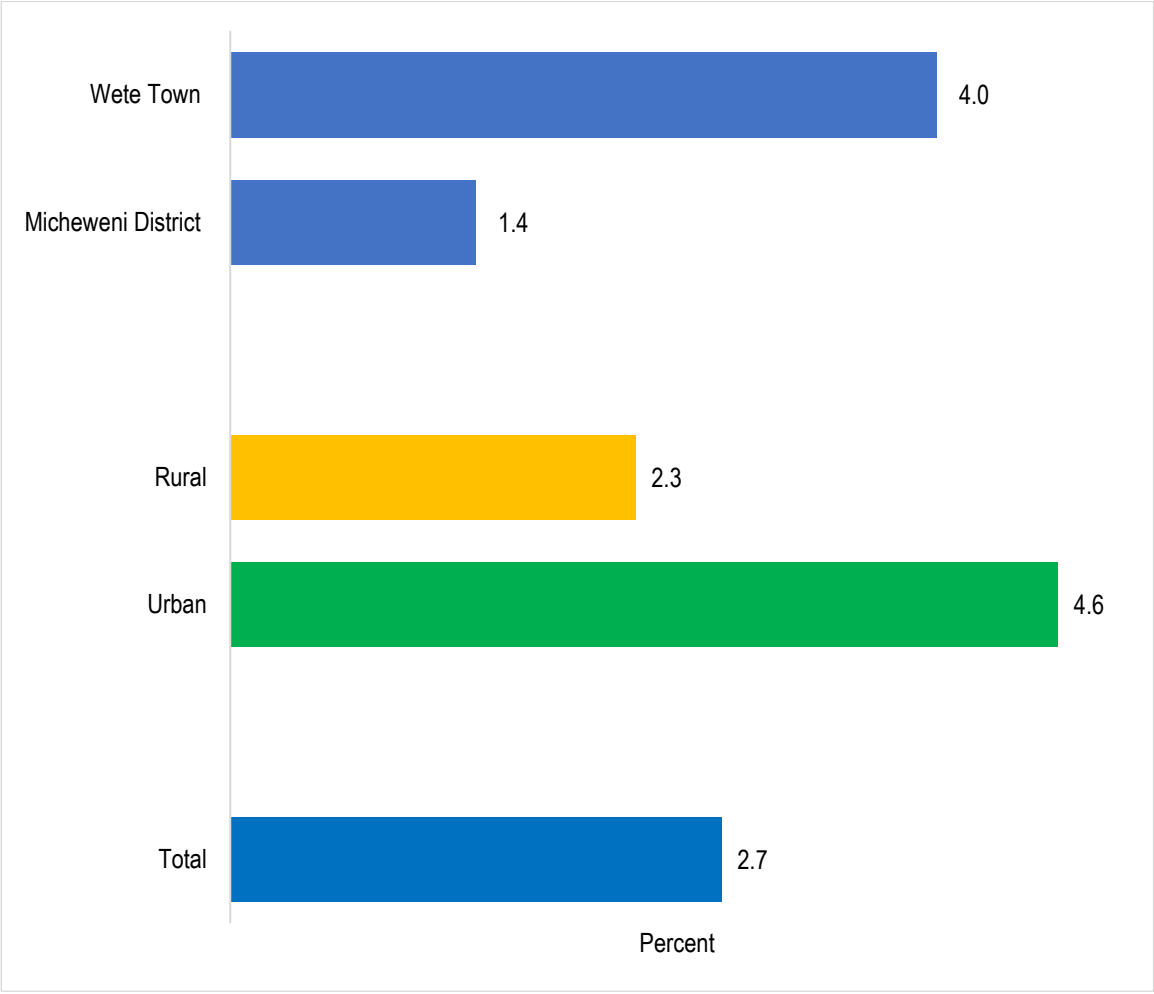
Figure 4. 5: Percentage Distribution of Buildings with Road Access by Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC



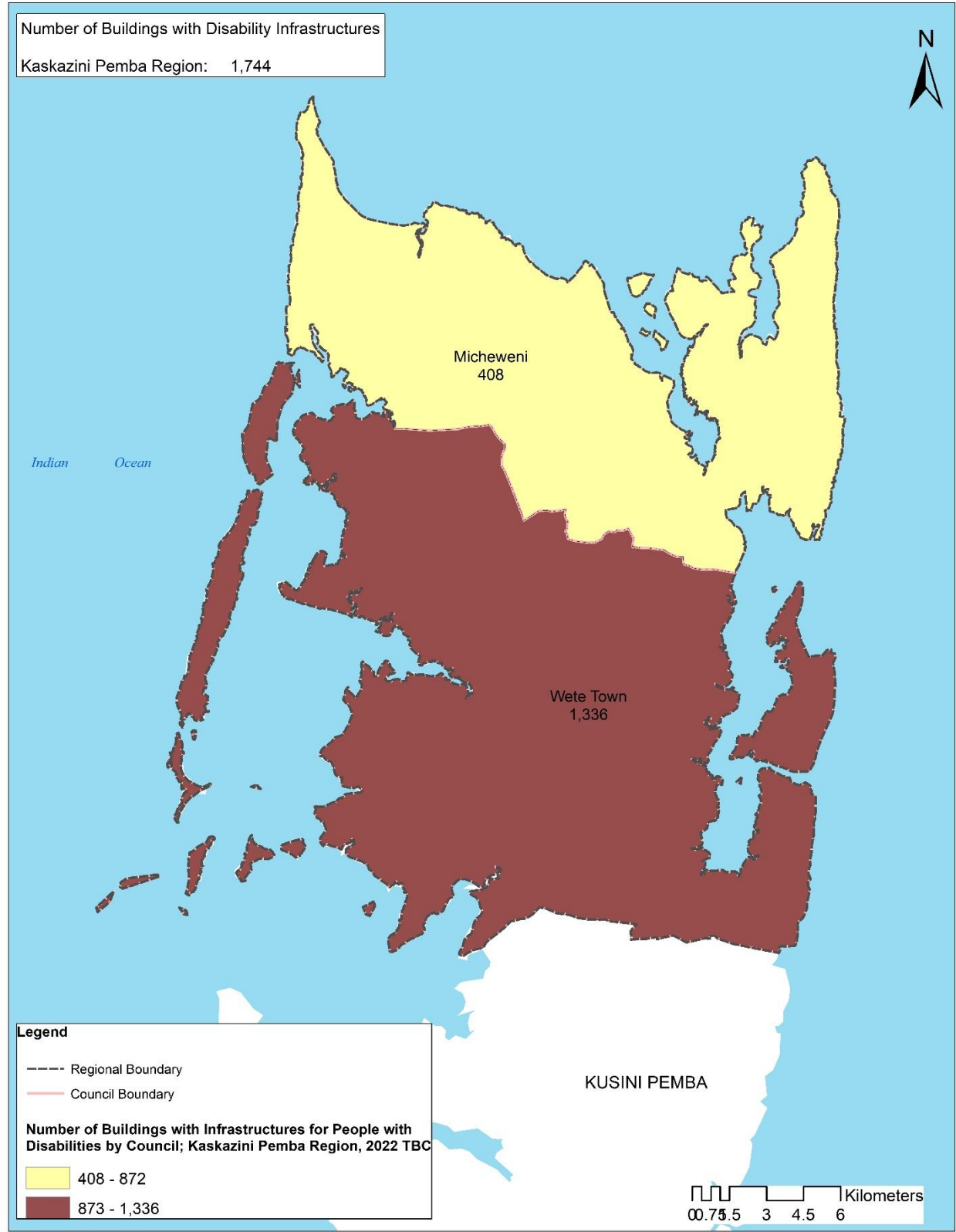
4.2.2 INFRASTRUCTURE FOR PERSONS WITH DISABILITIES

Results reveal that 2.7 percent of all buildings in Kaskazini Pemba Region have infrastructure for Persons with Disabilities (PWDs). In urban areas, the proportion of buildings with infrastructure for PWDs accounts for 4.6 percent and 2.3 percent in rural areas. Wete Town Council has a higher percentage (4.0%) of buildings with infrastructure for PWDs than Micheweni District Council (1.4%) (Figure 4.6 and Map 4.1).

Figure 4. 6: Percentage of Buildings with Infrastructure for Persons With Disabilities by Council and Place of Residence; Kaskazini Pemba Region, 2022 TBC



Map 4. 1: Number of Buildings with Infrastructure for Persons With Disabilities by Council and Place of Residence; Kaskazini Pemba Region, 2022 TBC



CHAPTER FIVE

OWNERSHIP AND TENURE STATUS OF BUILDINGS

Key Points

- Nine out of ten (91.9%) buildings in Kaskazini Pemba are individually owned.
- Of all individually owned buildings in Kaskazini Pemba, males own about four times (74.7%) as many buildings as females (19.1%) while 2.8 percent are jointly owned.
- Seven out of ten (74.1%) buildings in Kaskazini Pemba are occupied by owners while only 7.3 percent are occupied by tenants.
- About two thirds (66.1%) of buildings in Kaskazini Pemba are built on unsurveyed land.
- Four out of ten (43.4%) of all buildings in Kaskazini Pemba do not have legal land ownership documents.

5.0 INTRODUCTION

This chapter provides information on the status of ownership of the building, land surveying and the status of ownership of the land where the building is located.

5.1 BUILDING OWNERSHIP STATUS

The 2022 TBC results reveal that the majority (91.9%) of buildings in Kaskazini Pemba Region are individually owned, followed by 5.2 percent of co-owned buildings. Similar patterns is observed in rural and urban areas as well as across Councils (Figure 5.1, Map 5.1 and Table 5.1).

Map 5. 1: Number of Individually Owned Buildings by Council; Kusini Pemba Region, 2022 TBC

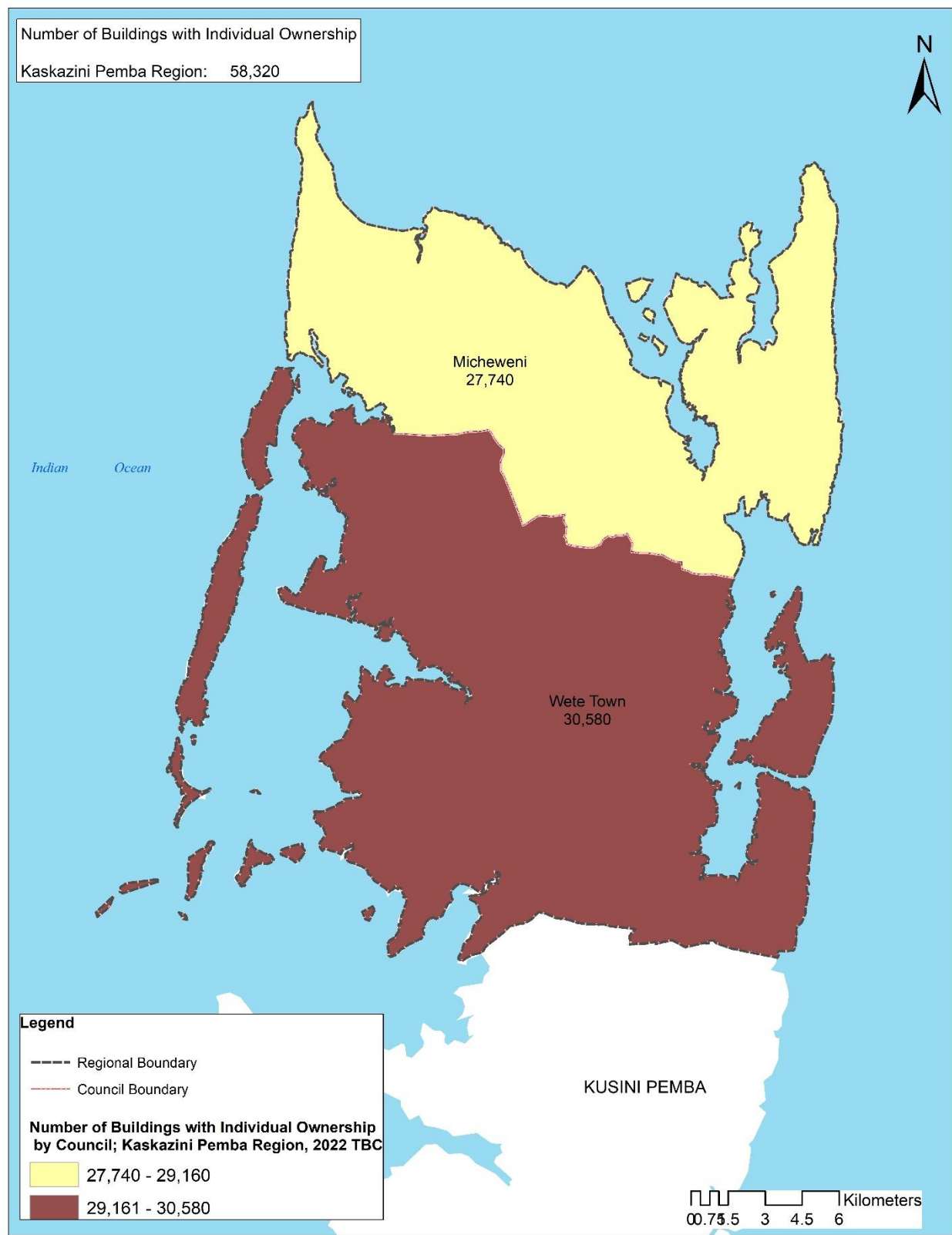


Figure 5.1: Percentage Distribution of Buildings by Ownership Status and Place of Residence; Kaskazini Pemba Region, 2022 TBC

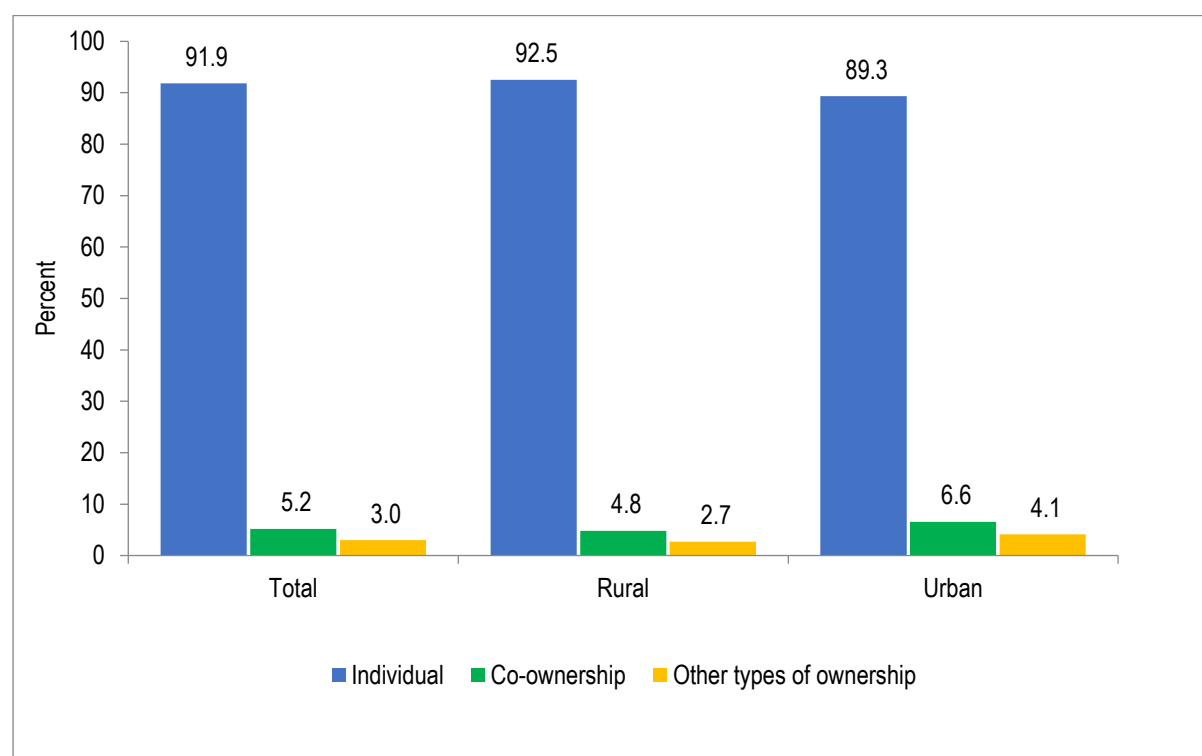


Table 5. 1: Percentage Distributions of Buildings/Units by Place of Residence, Type of Ownership and Council; Kaskazini Pemba Region, 2022 TBC

Council	Type of Ownership												
	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC	International organization/Diplomatic	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs
Total	63,490	91.9	5.2	0.2	0.3	0.0	0.1	0.7	0.2	1.0	0.0	0.0	0.2
Rural	50,571	92.5	4.8	0.2	0.2	0.0	0.1	0.5	0.2	1.1	0.0	0.0	0.2
Urban	12,919	89.3	6.6	0.1	0.7	0.0	0.1	1.6	0.2	0.8	0.0	0.0	0.2
Council													
Wete Town	33,812	90.4	6.3	0.2	0.3	0.0	0.1	0.9	0.2	1.1	0.0	0.0	0.2
Micheweni District	26,213	91.4	5.7	0.2	0.2	0.0	0.1	0.6	0.2	1.2	0.0	0.0	0.2

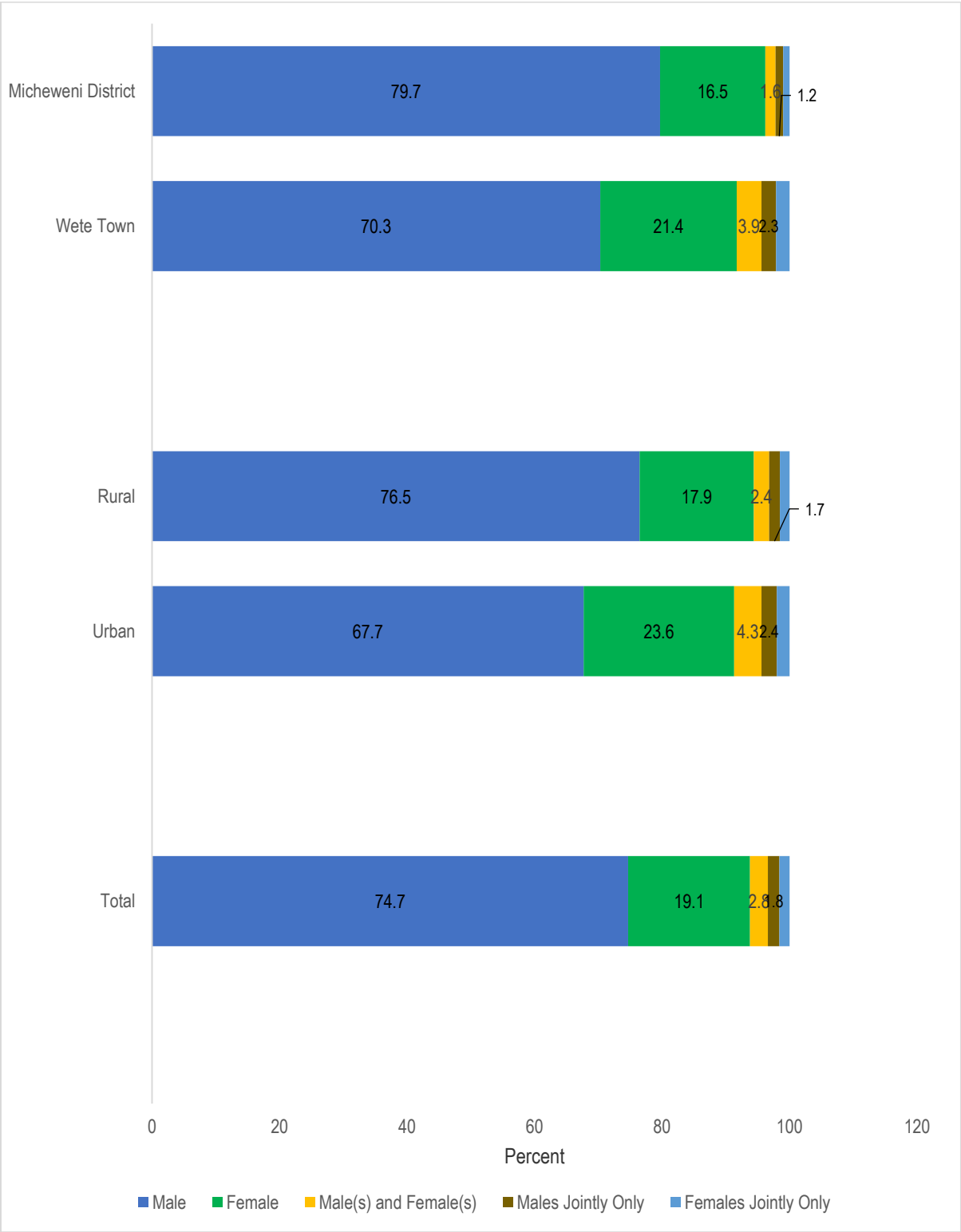
5.2 BUILDING OWNERSHIP BY SEX

Ownership of buildings by sex of owner considers only individually owned buildings. This kind of ownership may belong to males alone, females alone or jointly. The results show that most of the buildings in Kaskazini Pemba Region are owned by males alone (74.7%), followed by buildings owned by females alone (19.1%) and 2.8 percent of buildings owned by by male(s) and female(s) jointly. A similar ownership pattern is observed in both rural and urban areas; whereby in rural areas 76.5 percent of buildings are owned by male alone, 17.9 percent by female alone and 2.4 percent by both males and females. In urban areas 67.7 percent of buildings are owned by males alone, 23.6 percent by females alone and 4.3 percent by both males and females. Wete Town Council has a slightly higher proportion (21.4%) of buildings owned by females than Michewni District Council (16.5%) (Table 5.2).

Table 5. 2: Percentage Distribution of Individually Owned Buildings/Units by Place of Residence, Sex of Owner and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total						Rural						Urban					
	Total	Male individually	Female individually	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only	Total	Male individually	Female individually	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only	Total	Male individually	Female individually	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only
Total	64,520	74.7	19.1	2.8	1.8	1.6	51041	76.5	17.9	2.4	1.7	1.5	13479	67.7	23.6	4.3	2.4	2.0
Council																		
Wete Town	34,504	70.3	21.4	3.9	2.3	2.1	26486	72.7	19.8	3.3	2.2	2.0	8018	62.2	26.6	5.9	2.8	2.4
Micheweni District	30,016	79.7	16.5	1.6	1.2	1.0	24555	80.5	15.9	1.5	1.1	1.0	5461	75.9	19.2	1.9	1.7	1.3

Figure 5. 1: Percentage Distribution of Buildings by by Place of Residence, Sex of Owner and Council;, Kaskazini Pemba Region; 2022 TBC



5.3 TENURE STATUS

Occupancy tenure status considers only occupied buildings/units. The 2022 TBC results indicate that 74.1 percent of all buildings in Kaskazini Pemba Region are occupied by the owners alone, followed by persons who live in without paying rent (12.4%).

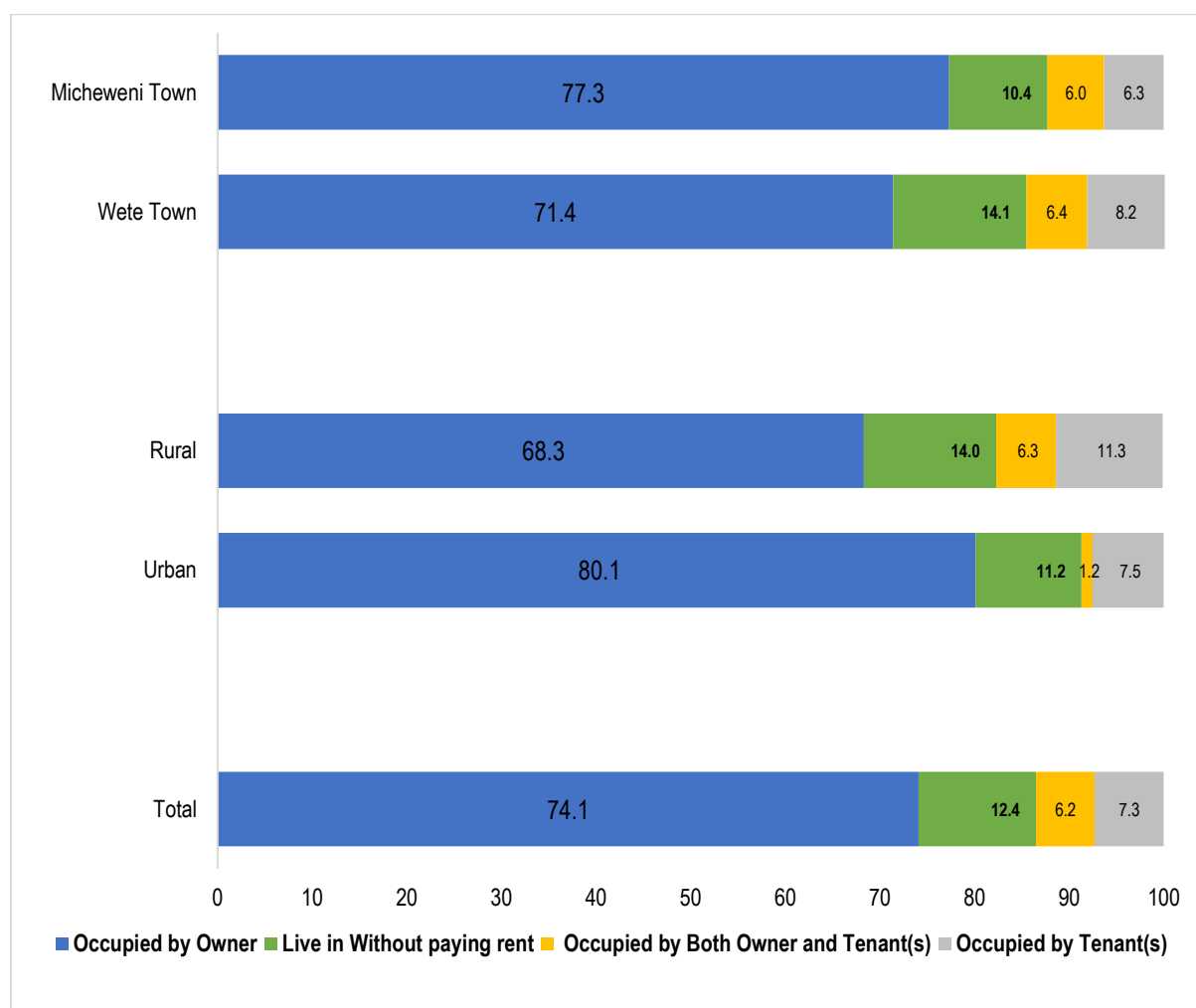
In rural areas, the results reveal that 75.7 percent of all buildings are occupied by owners alone followed by persons who live in without paying rent (11.9%). In urban areas, 68.3 percent of buildings are occupied by owners alone while 14.0 percent are occupied by persons who live in without paying rent.

Across the councils, Micheweni District has a higher percentage (77.3%) of buildings occupied by owners alone than Wete Town Council 71.4% (Table 5.3 and Figure 5.3).

Table 5. 3: Percentage Distribution of Occupied Buildings/Units by Place of Residence, Occupancy Tenure Status and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total					Rural					Urban				
	Number of Building/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Number of Buildings/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Number of Buildings/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
Total	64,520	74.1	12.4	6.2	7.3	51041	75.7	11.9	6.2	6.2	13479	68.3	14.0	6.3	11.3
Council															
Wete Town	34,504	71.4	14.1	6.4	8.2	26486	73.3	13.6	6.5	6.6	8018	64.9	15.7	6.0	13.4
Micheweni District	30,016	77.3	10.4	6.0	6.3	24555	78.2	10.1	5.8	5.9	5461	73.3	11.6	6.7	8.3

Figure 5. 2: Percentage Distribution of Occupied Buildings by Place of Residence, Occupancy Tenure Status and Council; Kaskazini Pemba Region, 2022 TBC



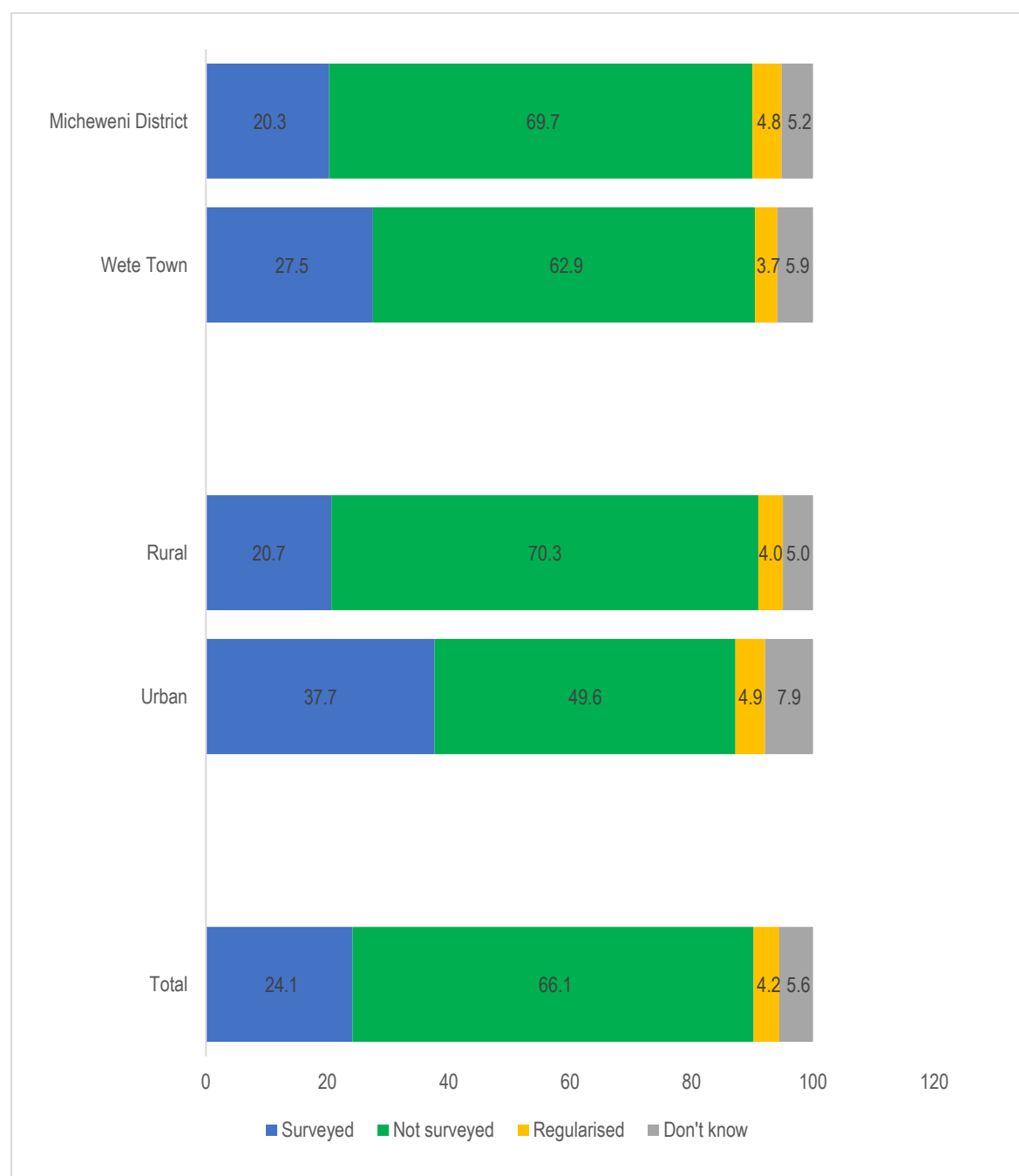
5.4 BUILDING LAND SURVEY STATUS

The 2022 TBC results reveal that the majority (66.1%) of buildings in Kaskazini Pemba Region are built on un-surveyed land, 24.1 percent on surveyed land and 4.2 percent on regularized land. In Urban areas, 37.7 percent of buildings are built on surveyed land compared with 20.7 percent of buildings in rural areas. Micheweni District has a higher percentage (69.7%) of buildings built on un-surveyed land than Wete Town Council (62.9%) (Table 5.4 and Figure 5.4).

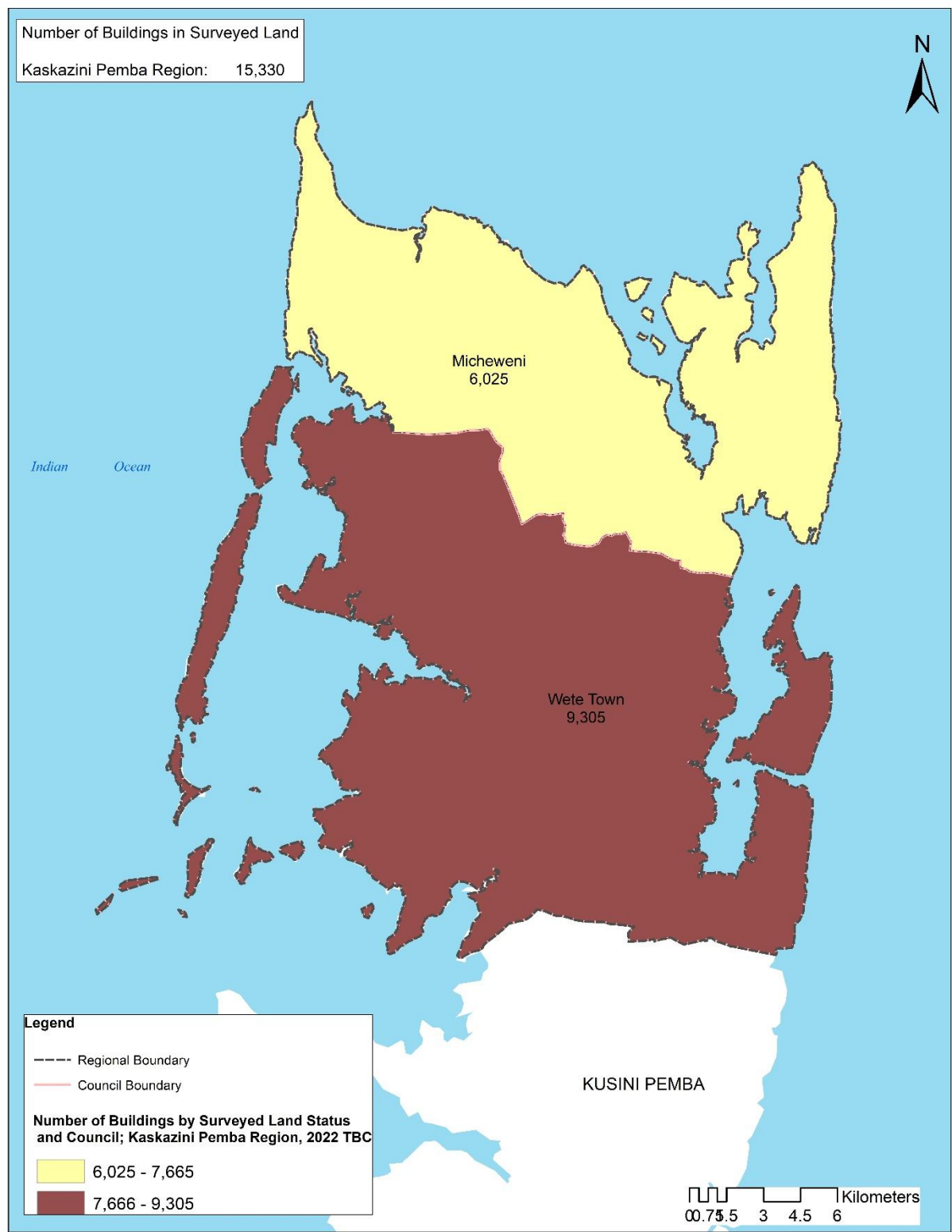
Table 5. 4: Percentage Distribution of Buildings by Land Survey Status, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total					Rural					Urban				
	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't Know	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't Know	Number of Buildings	Surveyed	Not Surveyed	Regularized	Don't Know
Total	63,490	24.1	66.1	4.2	5.6	50571	20.7	70.3	4.0	5.0	12919	37.7	49.6	4.9	7.9
Council															
Wete Town	33,812	27.5	62.9	3.7	5.9	26213	22.1	69.2	3.5	5.2	7599	46.1	41.2	4.5	8.2
Micheweni District	29,678	20.3	69.7	4.8	5.2	24358	19.1	71.5	4.7	4.7	5320	25.6	61.5	5.3	7.5

Figure 5.4: Percentage Distribution of Buildings by Land Survey Status, Place of Residence and Council, Kaskazini Pemba Region; 2022 TBC



Map 5. 2: Number of Buildings on Surveyed Land by Council; Kusini Pemba Region, 2022 TBC



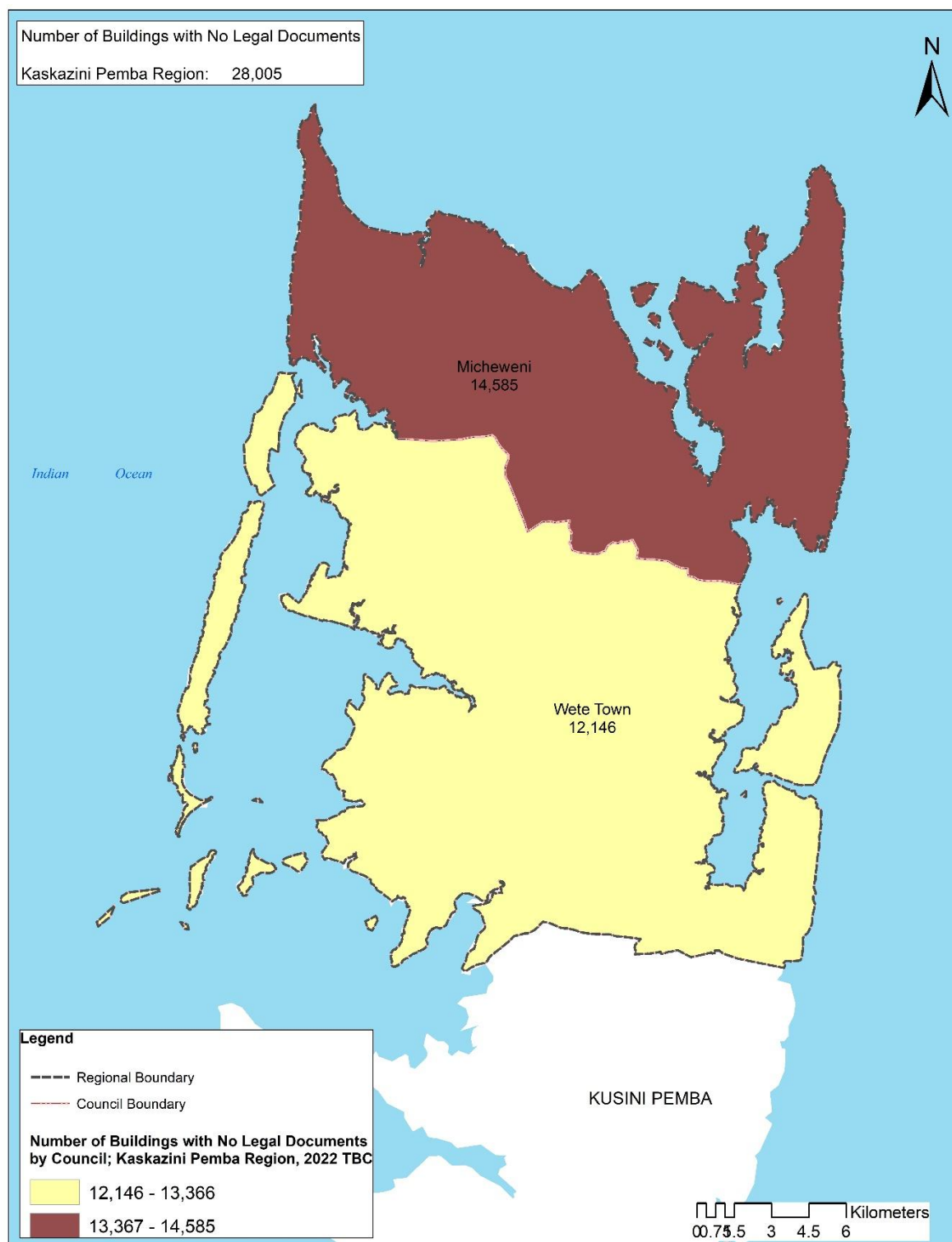
5.5 BUILDING LAND OWNERSHIP DOCUMENTS

Information on land ownership status includes title deeds, residential licenses, letters of offer or acknowledgments of payment, certificates of customary right of occupancy (CCRO in Mainland), agreements or contracts, registration card (Zanzibar), and local Government documents. Results show that 43.4 percent of all buildings are built on land without legal documents, 5.1 percent built on land with Local Government Documents (Mtaa/Village) and 17.6 percent have title deeds (Table 5.5 and Map 5.3).

Table 5. 5: Percentage Distribution of Buildings by Legal Land Ownership Documents, Place of Residence, Kaskazini Pemba Region; 2022 TBC

Region/Council	Total Buildings/Units	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total	64,520	17.6	0.0	1.2	0.0	1.0	0.8	5.1	43.4	30.8
Council										
Wete Town	34,504	25.2	0.0	1.8	0.0	1.4	1.4	5.5	38.1	26.6
Micheweni District	30,016	8.8	0.0	0.4	0.0	0.6	0.2	4.7	49.5	35.8

Map 5. 3: Number of Buildings with No Legal Documents by Council; Kaskazini Pemba Region; 2022 TBC



CHAPTER SIX

KEY FINDINGS AND POLICY IMPLICATIONS

Key Points:

- Most of buildings (91.8%) in Kaskazini Pemba Region are single storey.
- Large proportion (62.2%) of all buildings are suitable for human use and habitation.
- More than half (52.1%) of all buildings are accessible by road.
- About three percent (2.7%) of all buildings have infrastructure for Persons with Disabilities.
- About seven out of ten (74.7 %) of all buildings are owned by men alone and almost two out of ten (19.1 %) of all buildings owned by women alone.
- More than forty three percent (43.4 %) of all buildings are built on land with no ownership documents.
- About sixty six percent (66.1%) of all buildings are built on unplanned and un-surveyed land.

6.0 BACKGROUND INFORMATION

The 2022 Tanzania Building Census (TBC) is the only trusted and reliable source of building statistics at all administrative levels. It provides baseline for residential and non-residential building data, which are crucial for policy formulation and review, monitoring and evaluation of policies and development frameworks at national, regional and international levels. It is rational to explicitly indicate key findings, policy implication and policy action for planners, business communities, researchers and the public to ensure that the Building Census results are used for evidence-based decision making in development processes.

This policy brief seeks to highlight the importance of utilising data from the Basic Statistics report of 2022 TBC to inform policies, programmes and investments that will drive sustainable development and improve the quality of life for all Tanzanians.

6.1 BUILDING STOCK

Building stock is the collection of buildings in a particular area. It provides total number of buildings by type and use.

KEY FINDINGS

- a) Most (91.8%) of all buildings in Kaskazini Pemba Region are single storey

POLICY IMPLICATION

The presence of a large percentage of single-storey buildings indicates urban sprawl and housing in general, which can have a negative impact on the provision of basic social services such as roads, water, electricity and open spaces. In addition, this urban growth interferes with and reduces natural areas such as forest reserves, grazing land and land suitable for agriculture.

POLICY ACTION

- i. The Government need to enforce the existing land use planning policies and laws, which provide for vertical development for realisation of compact cities.
 - ii. The central Government and Local Government Authorities (urban planning authorities) need to manage and implement the existing land use and urban planning policies, laws and regulations that direct vertical development of buildings especially in urban areas in order to achieve the concept of compact cities.
- b) The majority (90.6%) of buildings in Kusini Pemba Region are for residential use, 3.6 percent commercial-residential and 5.8 percent non-residential.

POLICY IMPLICATION

Non-residential buildings include commercial, institutional and industrial buildings. However, the flourishing of many residential buildings in the country shows a great shortage of non-residential buildings that involve various economic activities which provide employment to citizens and increase the income of families and the country as a whole.

POLICY ACTION

The Government needs to manage and implement policies and laws of land and urban planning that direct the presence of balanced land use zoning between residences, businesses, industries, institutions and social services. These would open up the scope of employment and economy in non-residential use sectors.

- c) The results show that majority (95.1%) of all buildings in Kusini Pemba Region have one unit, 1.8 percent two units and 3.1 percent three units and more.

POLICY IMPLICATION

Construction of single unit residential buildings, apart from causing a shortage of residential houses, leads to cities with large areas and scattered buildings, encroaching on areas reserved for agriculture, forest reserves, animal pastures and wetlands. To a large extent, this overlap of land, leads to the absence of a better ratio of land use and thus causes land use conflicts due to encroachment and non-productive competition for land use.

POLICY ACTION

- i. The Government needs to manage development control and implementation of master plans in order to ensure that towns, municipalities and cities adapt construction of buildings with more than one unit.
- ii. The Government needs to promote construction of buildings with more than one unit in a single plot. This will enable a large number of urban residents to be served in few buildings within a small area so as to ensure efficient use of resources and infrastructure.

6.2 BUILDINGS INFORMATION

The provided information on buildings includes construction materials and number of bedrooms

KEY FINDINGS

- a) More than half (65.6%) of all buildings in Kaskazini Pemba Region have walls built with permanent materials (stones 10.8% and cement bricks 54.8%).
- b) About 6 out of ten (58.0%) of all buildings in Kaskazini Pemba Region have durable floor materials (cement and sand 55.5%, tiles 2.3% and terrazzo 0.2%)
- c) About seven out of ten (66.1%) of all buildings in Kaskazini Pemba Region are roofed with permanent materials (65.6% iron sheets, 0.1% tiles, 0.1% concrete and 0.3% asbestos).

POLICY IMPLICATION

The extent of use of permanent construction materials indicates the implementation of Section 4.2. of the National Housing Development Policy of 2000 which emphasizes the use of permanent construction materials for all public and private buildings.

Use of permanent building construction materials is the basis for having strong and safe buildings. In addition, buildings built with temporary construction materials indicate a deficiency or lack of quality and safety for users of the respective buildings.

POLICY ACTION

The Government and other partners need to facilitate;

- i. Research on building materials used in the relevant areas with the aim of making them durable and available at low cost.
- ii. The informal private sector to focus on production of various buildings construction materials to be used principally for residential houses.

- iii. Community development colleges to impart knowledge on production and use of building materials derived from raw materials found in respective local areas, and
 - iv. Establishment of small-scale building material industries at the lower levels of the society
- d) More than half (64.0%) of all residential and commercial-residential buildings in Kaskazini Pemba region consist of two or three bedrooms.

POLICY IMPLICATION

A shortage of bedrooms indicates overcrowding in residential buildings. Overcrowding in buildings causes discomfort and unhealthy living condition and this calls for a need to have good housing with adequate space.

POLICY ACTION

The Government is advised to continue to create an enabling environment in order to: -

- i. Control increase in the price of construction materials;
 - ii. Improve affordable housing programme;
 - iii. Facilitate availability of cheap loans for houses and building materials; and
 - iv. Enable the private investors to invest in low-cost housing projects, especially in large cities that have a large number of people.
- e) More than half (65.4%) of all buildings in Kaskazini Pemba region need repair where as 27.8 percent need major repair and 37.6 percent need minor repair. In addition, 37.9 percent of all buildings are not suitable for human use.

POLICY IMPLICATION

Buildings in need of repair show less safety for residents and other users as they are dangerous to lives. Buildings built according to the rules and the correct use of durable construction materials last for a long time without needing regular repairs.

POLICY ACTION

The Government is advised to do the following: -

- i. Establish legal guidelines that will govern the maintenance and repair of buildings,
- ii. Conduct campaigns to educate and motivate building owners, tenants and the general public on the importance of regular repair and maintenance of buildings for the health and safety of users as well as the safety of the buildings;
- iii. Continue to oversee implementation of laws and guidelines that require owners to demolish and rebuild damaged and dangerous buildings to ensure the safety of relevant users

6.3 BUILDING SERVICES:

Building services include provision for water, electricity and toilet services as well as infrastructure for Persons With Disabilities. Availability of these statistics will enable the Government to evaluate and determine the level reached according to national and international goals and standards.

KEY FINDINGS

- a) Thirty one percent (31.0%) of all buildings in Kaskazini Pemba region are supplied with electricity from national grid and 3.7 percent are connected from alternative electricity sources.
- b) More than one third (32.2%) of all buildings in Kaskazini Pemba region have water services,
- c) More than half (49.9%) of all buildings in Kaskazini Pemba region have toilet facilities.
- d) Over nine in ten (97.3%) of all buildings in Kaskazini Pemba region have no infrastructure for Person With Disabilities.

POLICY IMPLICATION

The Government intends to improve lives of citizens, facilitate wealth production activities including business, industry and agriculture. This includes improving social services such as health, education and water by ensuring that every area of Tanzania is accessible to all basic services. The presence of a small percentage of buildings with electricity and water services, affects the implementation of economic activities for individual citizens in accessing opportunity to increase income and enhancing their development.

Large percentage of buildings that do not have friendly infrastructure for Persons With Disabilities causes difficulty for this group to reach and use the buildings, thus depriving them the basic rights to access services provided in those buildings.

POLICY ACTION

The Central Government and Local Government Authorities should continue to do the following: -

- i. To facilitate participation of private sector in electricity distribution,
- ii. To create an enabling environment for authorities to provide electricity and water supply services in developing friendly methods to enable low-income citizens to be connected to these services,
- iii. Local Government Authorities should continue promoting good hygiene habits through awareness campaigns and programmes on importance of having and using toilets,
- iv. Utility companies should assist private households in wiring/plumbing, including connection by setting a mechanism to recover costs subsequently (microcredit schemes),
- v. The Government should reinforce laws regarding disability infrastructure facilities and raise awareness on the same,
- vi. Stakeholders to continue to implement the Government directives on the installation of friendly infrastructure for Persons With Disabilities in all public and private buildings,
- vii. Local Government Authorities and stakeholders to continue providing education and mobilize the community on the importance of setting up friendly infrastructure for Persons With Disabilities in all buildings, and
- viii. Encourage the installation of friendly infrastructure For People With Disabilities in all existing buildings that do not have such infrastructure.

6.4 OWNERSHIP AND TENURE STATUS OF BUILDINGS

Ownership and tenure status of buildings is a state of legal possession and control of buildings. The land tenure system in Tanzania is lease hold which is referred to as granted the Right of Occupancy (GRO) and Customary Right of Occupancy (CRO), or terms of holding/owning a property/building.

KEY FINDINGS

- a) Nine out of ten (91.9%) of all buildings in Kaskazini Pemba region are owned by individual persons followed by joint ownership (1.5%), while 1.5 percent of buildings are owned by government and non-government organisations.
- b) About eight out of ten (74.7%) of all buildings in Kaskazini Pemba region are owned by men alone, while 19.1% are owned by women alone and 2.8 percent are jointly owned.

POLICY IMPLICATION

The prevailing system of buildings ownership by individuals or families is a source of horizontal extension of rural and urban settlements. There is a need to minimise mushrooming of small residential buildings most of which are below standard.

The presence of a small percentage of women who own buildings indicates unequal opportunity to this group, thus creating an obstacle in their economic empowerment. The participation of women in various economic and social fields is important in bringing sustainable development that enables achieving equality and eradicating gender violence.

POLICY ACTION

The Government to facilitate and ensure that;

- i. The existing land and urban planning policies/laws and regulations should be reviewed to ensure that, proportionally large part of urban residential areas is owned and developed by government and/or none-governmental organisations/institution. In order to minimise mushrooming of small residential buildings most of which are below standards,
 - ii. More measures and strategies are put in place in order to increase women's buildings ownership, particularly through land ownership in rural areas and in urban areas to encourage joint ownership.
- c) 43.2 percent of all building in Kaskazini Pemba region are constructed on lands which do not have land ownership documents.

POLICY IMPLICATION

The buildings without legal ownership documents indicate that: -

- i. The national programme of land planning, surveying and titling have not yet been able to reach many beneficiaries.
- ii. There is a loss of Government revenue,
- iii. There is tenure insecurity among land holders and increase in land related conflicts,
- iv. There is inability of land owners to use their land as a mortgage for obtaining loans
- v. There are many buildings in unplanned and un-surveyed areas signifying escalation of informal settlements, lack of social services and infrastructure.

POLICY ACTION

- i. The Government need to put more efforts on implementation of National Programme of Land Use Planning, Surveying and Titling together with Land Tenure Improvement Programme (LTIP). However, priority should be given to urban residents where land is rather scarce compared to rural residents,
 - ii. The Central Government through Local Government Authorities should strategically enhance and supervise land use planning and surveying projects to move in a similar pace with the prevailing rapid urbanisation.
- d) Almost seven out of ten (66.1%) of all buildings in Kaskazini Pemba region are built on unplanned and un-surveyed land.

POLICY IMPLICATION

The presence of a large percentage of buildings built on unplanned and un-surveyed land indicates: -

- i. The increase in disorganised housing that lacks services and important infrastructure;
- ii. Insecurity of tenure;
- iii. Loss of Government revenue from property taxes;
- iv. Haphazard development of land;
- v. Land use conflicts; and
- vi. Social crime and unhealthy environment for people's lives.

POLICY ACTION

Central Government through Local Government Authorities is advised to:-

- i. Strengthen and strategically manage land use plans and surveying projects to match the pace of urban growth, and
- ii. Continue to encourage land owners to plan and survey land to make it legally owned.

6.5 GENERAL POLICY IMPLICATIONS

This section highlights general implications considered as merits obtained from 2022 Building Census results with respect to policy issues. The benefits on policy issues can be summarised as follows; -

- i. The results enable Government and other relevant institutions to assess and
- ii. Evaluate level of implementation of the internal existing policies, laws and regulations and see whether there is a need for further policy enforcement, policy review or formulation of new ones.
- iii. To provide planning authorities with a rational and reliable benchmark for developing the National program for planning, surveying and owning land considering the existing deficiency of surveyed land as compared with un-surveyed land and low proportion of buildings with legal ownership documents;
- iv. The results enable the Government and all Real Estate Stakeholders to realise the progress made towards implementation of the Sustainable Development Goals (SDGs) No. 11 of 2030, which aspires to have towns and cities which are inclusive, safe, resilient and sustainable for the betterments of current and future generations.
- v. The results enable the Government and other relevant institutions to assess and evaluate the level of implementation of Resolution No. 5 of the New International Urban Agenda of 2016 (NUA 2016). The agenda calls for attention in planning, designing, financing, developing and managing human settlements, especially towns and cities to ensure that they are inclusive, safe, resilient and sustainable with an aspiration of 'leave no one behind'.
- vi. Taking into consideration the importance of land and buildings as factors that influence socio-economic development of individual person and the society; the 2022 TBC results will assist the Government and other relevant stakeholders in improving land use planning and surveying, building quantity, building quality, building types and gender balance in land and building ownership.

ANNEXES

ANNEX: TABLES

ANNEXES FOR CHAPTER TWO

Table A2.1: Number of Multi-Storey Buildings by Number of Storey, Place of Residence and Council, Kaskazini Pemba Region; 2022 TBC

Council	Number of Floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building			
		G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total	289	178	56	27	28	0	0	0	-	0
Rural	60	40	14	6	0	0	0	0	0	0
Urban	229	138	42	21	28	0	0	0	0	0
Council										
Wete Town	247	152	40	27	28	0	0	0	0	0
Micheweni District	42	26	16	0	0	0	0	0	0	0

Table A2.2: Number of Buildings by Main Use, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total Buildings	Main Use		
		Residential	Residential	Non-residential use
			and Commercial	
Total	63,490	57,519	2,260	3,711
Rural	50,571	46,189	1,601	2,781
Urban	12,919	11,330	659	930
Council				
Wete town	33,812	30,669	1,142	2,001
Micheweni District	29,678	26,850	1,118	1,710

Table A2.3: Number of Non – Residential Buildings by Type of Use, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/ Warehouse	Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	3,711	285	1,080	46	15	19	39	227	620	19	1,373	55
Rural	2,781	181	740	30	14	16	32	163	459	13	1,144	42
Urban	930	104	340	16	1	3	7	64	161	6	229	13
Council												
Wete Town	2,001	162	628	25	-	5	12	105	349	13	695	39
Micheweni District	1,710	123	452	21	15	14	27	122	271	6	678	16

Table A2:4: Number of Residential and Commercial- Residential Buildings by Number of Units, Place of Residence and Council; Kaskazini Pemba Region,2022 TBC

Council	Total Buildings	Number of Units					
		1	2	3	4	5	6+
Total	59,779	56,859	1,052	491	418	473	486
Rural	47,790	45,405	775	436	349	410	415
Urban	11,989	11,454	277	55	69	63	71
Council							
Wete Town	31,811	29,659	706	382	324	364	376
Micheweni District	27,968	27,200	346	109	94	109	110

ANNEXES FOR CHAPTER THREE

Table A3.1: Number of Vacant Buildings by Reasons, Place Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Reasons for Vacant Building							
	Total Number of Buildings	Under Construction	Awaiting Demolition	Awaiting for Occupants	Being Modernised	Awaiting for Tenants	Never Occupied	Seasonal Use
Total	12,216	8,748	989	850	372	229	736	292
Rural	9,723	6,971	800	710	240	134	618	250
Urban	2,493	1,777	189	140	132	95	118	42
Council								
Wete Town	6,285	4,450	504	470	213	150	332	166
Micheweni District	5,931	4,298	485	380	159	79	404	126

Table A3.2: Distribution of Buildings by Type of Flooring Materials, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total	Flooring Material								No Floor
		Sand-cement	Ceramic tiles	Parquet or polished wood	Terrazzo	PVC tiles	Wood planks	Earth/sand/soil	Cow dung	
Total	63,490	35,256	1,430	2	110	11	116	16,496	25	10,044
Rural	50,571	26,675	430	1	63	6	111	15,071	22	8,192
Urban	12,919	8,581	1,000	1	47	5	5	1,425	3	1,852
Council										
Wete Town	33,812	20,276	1,158	1	76	4	45	7,447	11	4,794
Micheweni District	29,678	14,980	272	1	34	7	71	9,049	14	5,250

Table A3.3: Number of Buildings by Type of Wall Materials, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total	Wall Material									No Walls
		Stones	Cement blocks/Stone blocks	Sundried bricks	Burnt bricks	Glass	Wood and Iron Sheets	Bamboo poles/wood planks	Grass	Tent/ container	
Total	63,490	6,854	34,819	1,138	303	1	110	17,368	179	34	2,684
Rural	50,571	5,912	24,748	934	218	1	104	16,354	169	14	2,117
Urban	12,919	942	10,071	204	85	-	6	1,014	10	20	567
Council											
Wete Town	33,812	846	19,773	758	187	1	28	10,591	99	25	1,504
Micheweni District	29,678	6,008	15,046	380	116	-	82	6,777	80	9	1,180

Note: “No walls” refers to buildings that were under construction (at foundation stage) during Census enumeration

Table A3.4: Number of Buildings by Type of Roofing Materials, Place of Residence and Council, Kaskazini Pemba Region; 2022 TBC

Council	Total	Roofing Material								No roof
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/ leaves	Mud and leaves	Plastics/ Tins	Tent/ Container	
Total	63,490	41,652	47	77	179	12,526	174	13	22	8,800
Rural	50,571	31,403	22	17	138	11,687	154	13	20	7,117
Urban	12,919	10,249	25	60	41	839	20	0	2	1,683
Council										
Wete Town	33,812	23,911	33	60	78	5,395	79	4	8	4,244
Micheweni District	29,678	17,741	14	17	101	7,131	95	9	14	4,556

ANNEXES FOR CHAPTER FOUR

Table A4.2: Number of Buildings by Type of Basic Services, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Number of Units	Electricity (National Grid)	Alternative Source	Water	Toilet	Accessible by Road	Infrastructure for People with Disabilities
Total	64,520	19,996	2,401	20,799	32,213	33,106	1,744
Rural	51,041	12,478	2,083	13,256	22,536	25,492	1,146
Urban	13,479	7,518	318	7,543	9,677	7,614	598
Council							
Wete Town	34,504	13,319	1,116	14,447	19,075	18,971	1,336
Micheweni District	30,016	6,677	1,285	6,352	13,138	14,135	408

ANNEXES FOR CHAPTER FIVE

Table A5.1: Number of Buildings by Ownership Status and Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Type of Ownership													
	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	63,490	58,320	3,278	103	179	8	70	446	124	634	5	6	99	218
Rural	50,571	46,777	2,431	87	86	6	51	245	97	533	5	5	78	170
Urban	12,919	11,543	847	16	93	2	19	201	27	101	-	1	21	48
Council														
Wete Town	33,812	30,580	2,131	62	91	2	48	305	55	370	2	5	56	105
Micheweni District	29,678	27,740	1,147	41	88	6	22	141	69	264	3	1	43	113

Table A5.2: Number of Individually Owned Buildings by Type of Ownership, Sex of Owner, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Ownership by Sex					
	Number of Buildings/Units	Male	Female	Male(s) and Female(s)	Males Only Jointly	Females Only Jointly
Total	64,520	48,167	12,327	1,807	1,176	1,043
Rural	51,041	39,038	9,145	1,225	853	780
Urban	13,479	9,129	3,182	582	323	263
Council						
Wete Town	34,504	24,249	7,377	1,340	810	728
Micheweni District	30,016	23,918	4,950	467	366	315

Table A5.3: Number of Building by Tenure Status, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Occupancy Tenure Status				
	Number of Buildings/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
Total	64,520	47,834	7,989	3,984	4,713
Rural	51,041	38,624	6,097	3,134	3,186
Urban	13,479	9,210	1,892	850	1,527
Council					
Wete Town	34,504	24,621	4,868	2,192	2,823
Micheweni District	30,016	23,213	3,121	1,792	1,890

Table A5.4: Number of Buildings by Land Survey Status, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Land Survey Status				
	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't know
Total	63,490	15,330	41,964	2,672	3,524
Rural	50,571	10,460	35,562	2,045	2,504
Urban	12,919	4,870	6,402	627	1,020
Council					
Wete Town	33,812	9,305	21,275	1,252	1,980
Micheweni District	29,678	6,025	20,689	1,420	1,544

Table A5.5: Number of Buildings/units by Ownership of Legal Land Documents, Place of Residence and Council; Kaskazini Pemba Region, 2022 TBC

Council	Total Buildings/Units	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total	64,520	11,342	-	756	-	669	539	3,310	28,005	19,899
Rural	51,041	6,260	-	402	-	295	444	2,214	23,919	17,507
Urban	13,479	5,082	-	354	-	374	95	1,096	4,086	2,392
Council										
Wete Town	34,504	8,694	-	625	-	488	478	1,909	13,149	9,161
Micheweni District	30,016	2,648	-	131	-	181	61	1,401	14,856	10,738

ANNEXES: BUILDING STATISTICS BY ADMINISTRATIVE UNITS/COUNCILS AND WARD LEVEL

1. KASKAZINI PEMBA REGION: NON RESIDENTIAL USE OF BUILDINGS

Table B.0: Number of Non-Residential Buildings by Type of Use and Council; Kaskazini Pemba Region, 2022 TBC

Council		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
Total		3,711	285	1,080	46	15	19	39	227	620	19	1,373	55
1	Wete Town	2,001	162	628	25	-	5	12	105	349	13	695	39
2	Micheweni District	1,710	123	452	21	15	14	27	122	271	6	678	16

1.1 WETE TOWN COUNCIL NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.1: Number of Non-Residential Buildings by Type of Use and Ward; Wete Town Council 2022 TBC

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses /Lodges	Hotels	Godown/ Warehouse	Institutions (Educaion and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
Total		2,001	162	628	25	0	5	12	105	349	13	695	39
1.	Fundo	93	2	15	0	0	0	6	33	17	0	20	0
2.	Gando	50	7	8	1	0	0	0	1	4	0	29	1
3.	Ukunjwi	52	5	11	0	0	0	0	3	14	0	25	0
4.	Junguni	41	2	7	0	0	0	0	0	7	0	22	4
5.	Finya	48	1	21	0	0	0	0	0	10	1	14	2
6.	Mgogoni	35	2	12	0	0	0	0	0	11	0	10	1
7.	Kizimbani	82	11	34	2	0	0	0	3	16	1	16	1
8.	Kinyasini	65	6	18	1	0	0	0	1	13	1	22	4
9.	Kipangani	78	18	43	1	0	0	0	4	7	0	7	0
10	Selem	109	14	49	2	0	3	5	5	20	2	8	2
11	Jadida	29	0	6	0	0	0	0	5	4	0	10	5
12	Mtemani	44	2	26	0	0	0	0	1	4	0	10	1
13	Bopwe	49	3	18	2	0	0	0	4	7	0	16	0
14	Utaani	43	2	19	1	0	0	0	1	12	2	7	0
15	Pandani	89	5	20	3	0	0	0	0	19	1	42	0
16	Maziwani	30	0	5	0	0	0	0	1	11	0	13	0

	Ward	Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses /Lodges	Hotels	Godown/ Warehouse	Institutions (Educaion and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
17	Mzambarau Takao	67	3	31	0	0	0	0	2	14	2	14	2
18	Shengejuu	46	5	12	0	0	0	0	4	5	0	19	1
19	Kiungoni	80	2	29	0	0	0	0	5	10	0	34	2
20	Pembeni	64	1	16	0	0	0	0	7	15	0	21	4
21	Mjananza	18	1	10	0	0	0	0	0	0	0	7	0
22	Mlindo	25	0	3	0	0	0	0	0	3	0	19	0
23	Mchanga Mdogo	37	5	9	1	0	0	0	1	4	0	17	0
24	Kojani	27	3	3	0	0	0	0	4	4	0	13	1
25	Kinyikani	50	3	15	1	0	0	0	5	5	0	20	1
26	Chwale	36	2	12	1	0	0	0	0	5	0	16	0
27	Mpambani	11	0	3	0	0	2	0	0	1	0	6	0
28	Kambini	43	5	12	3	0	0	0	0	3	0	20	0
29	Kangagani	48	4	23	0	0	0	1	1	4	2	12	1
30	Kiuyu Minungwini	91	24	26	0	0	0	0	2	7	0	34	0
31	Kiuyu Kigongoni	55	4	12	0	0	0	0	3	7	0	29	1
32	Mtambwe Kaskazini	104	4	41	2	0	0	0	1	16	0	42	0
33	Kisiwani	54	4	11	1	0	0	0	0	13	1	24	2
34	Mtambwe Kusini	97	4	21	1	0	0	0	4	30	0	36	1
35	Piki	48	1	10	1	0	0	0	1	10	0	23	2
36	Limbani	63	7	17	1	0	0	0	3	17	0	18	0

1.2 MICHEWENI DISTRICT COUNCIL NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.2: Number of Non-Residential Buildings by Type of Use and Ward; Micheweni District Council, 2022 TBC

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
Total		1,710	123	452	21	15	14	27	122	271	6	678	16
1	Majenzi	90	28	27	1	1	0	0	3	16	0	18	0
2	Micheweni	42	2	21	0	0	0	0	1	4	0	13	1
3	Shumba Mjini	72	5	25	0	0	2	0	16	6	0	19	2
4	Chamboni	38	1	10	0	0	0	0	0	1	1	25	0
5	Shanake	44	0	11	0	0	1	1	11	2	0	19	0
6	Kiuyu Mbuyuni	50	3	18	2	0	0	1	2	13	1	10	0
7	Maziwa Ng'ombe	110	6	67	1	0	0	3	0	8	0	25	1
8	Sizini	74	2	18	3	0	0	0	6	16	0	30	0
9	Mjini Wingwi	47	5	9	0	0	0	0	3	5	1	23	1
10	Wingwi Mapofu	101	4	31	0	0	0	3	9	12	0	41	1
11	Wingwi Njuguni	65	5	14	1	0	0	0	10	15	0	18	2
12	Mtemani	42	2	1	1	0	0	0	5	9	1	23	0
13	Tondooni	87	4	17	0	11	8	13	7	14	0	31	0
14	Makangale	69	13	12	0	3	3	3	1	14	1	21	1
15	Msuka Magharibi	83	1	8	1	0	0	0	27	8	0	37	1
16	Msuka Mashariki	83	3	12	1	0	0	0	4	17	0	44	2
17	Kifundi	49	3	9	0	0	0	0	1	10	0	26	0

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
18	Konde	116	10	38	2	0	0	0	2	22	0	41	2
19	Kipange	30	2	2	1	0	0	0	0	3	1	21	0
20	Mihogoni	50	2	9	0	0	0	0	0	6	0	33	0
21	Tumbe Magharibi	56	3	12	2	0	0	0	4	11	0	27	0
22	Tumbe Mashariki	106	10	40	2	0	0	1	2	14	0	37	0
23	Shumba Viamboni	56	2	9	1	0	0	1	1	9	0	32	1
24	Chimba	66	5	10	0	0	0	0	3	18	0	29	1
25	Kinowe	84	2	22	2	0	0	1	4	18	0	35	0

2. KASKAZINI PEMBA REGION BUILDING OWNERSHIP STATUS

Table C.0: Number of Buildings by Ownership Status and Council; Kaskazini Pemba Region, 2022 TBC

Council		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total		63,490	58,320	3,278	103	179	8	70	446	124	634	5	6	99	218
1	Wete Town	33,812	30,580	2,131	62	91	2	48	305	55	370	2	5	56	105
2	Michewe ni District	29,678	27,740	1,147	41	88	6	22	141	69	264	3	1	43	113

2.1 WETE TOWN COUNCIL: BUILDINGS OWNERSHIP STATUS

Table C.1: Number of Buildings by Ownership Status and Ward; Wete Town Council 2022 TBC

Ward	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	33,812	30,580	2,131	62	91	2	48	305	55	370	2	5	56	105
1	1,183	1,112	36	1	0	0	4	11	3	13	0	0	1	2
2	973	874	57	11	5	0	1	3	4	16	0	0	2	0
3	872	811	26	0	1	0	0	11	2	18	0	0	2	1
4	817	732	61	0	0	0	0	7	1	13	0	0	2	1
5	793	760	15	0	1	0	2	6	0	6	0	0	2	1
6	754	683	53	2	4	0	0	0	1	7	0	0	1	3
7	1,463	1,301	115	3	4	0	3	8	1	23	0	1	3	1
8	1,058	970	62	0	1	0	4	9	1	5	0	0	1	5
9	796	630	91	4	35	0	2	22	1	4	0	0	4	3
10	570	450	40	0	1	0	0	66	6	5	0	0	0	2
11	490	447	30	0	1	0	0	6	0	5	0	0	0	1
12	826	728	68	0	3	0	2	4	0	2	0	0	2	17
13	1,184	1,080	85	1	0	0	2	8	1	1	0	0	1	5
14	901	750	128	1	1	0	0	12	1	5	0	0	2	1

Ward	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
15	1,521	1,375	108	3	6	0	1	15	3	4	0	0	1	5
16	504	468	20	0	1	1	0	6	0	7	0	0	0	1
17	867	780	71	1	2	0	0	3	3	5	0	0	2	0
18	676	595	48	0	0	0	1	1	3	24	0	0	3	1
19	1,261	1,121	107	0	1	0	0	6	2	21	0	0	1	2
20	709	647	30	1	1	0	10	0	3	11	0	1	1	4
21	490	445	45	0	0	0	0	0	0	0	0	0	0	0
22	624	581	27	0	0	0	1	3	0	12	0	0	0	0
23	1,066	1,005	28	3	2	0	1	3	1	13	1	2	2	5
24	1,179	1,014	145	1	0	0	1	5	0	8	0	0	1	4
25	628	559	49	1	2	0	0	1	0	12	0	0	3	1
26	736	670	33	8	3	0	0	4	3	11	0	0	1	3
27	439	318	111	6	1	0	0	0	0	1	0	1	0	1
28	840	785	31	3	4	0	2	0	1	10	0	0	2	2
29	991	952	18	3	1	0	0	3	2	4	0	0	3	5
30	1,530	1,420	56	0	5	0	3	18	2	15	0	0	4	7
31	845	781	42	0	1	0	1	2	0	13	0	0	3	2
32	1,848	1,731	80	5	2	0	4	7	3	7	0	0	2	7

Ward	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
33	866	755	76	0	0	1	1	7	0	19	0	0	3	4
34	1,293	1,180	54	2	2	0	0	19	6	23	1	0	1	5
35	1,080	1,018	34	0	0	0	1	10	1	16	0	0	0	0
36	1,139	1,052	51	2	0	0	1	19	0	11	0	0	0	3

2.2 MICHEWENI DISTRICT COUNCIL: BUILDINGS OWNERSHIP STATUS

Table C.2: Number of Buildings by Ownership Status and Ward; Micheweni District Council, 2022 TBC

Ward	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	29,678	27,740	1,147	41	88	6	22	141	69	264	3	1	43	113
1	800	703	21	1	39	0	0	20	4	5	0	0	2	5
2	849	815	27	0	0	0	0	0	1	4	0	0	1	1
3	1,465	1,387	63	0	3	1	0	2	3	1	0	0	1	4
4	871	804	54	4	0	0	0	1	1	4	0	0	1	2
5	955	861	69	0	1	0	0	1	11	10	0	0	0	2
6	1,337	1,307	13	0	0	0	1	6	0	5	0	0	3	2
7	2,207	2,097	77	8	1	0	0	7	0	12	1	0	2	2
8	1,382	1,297	56	0	3	3	1	4	0	17	0	0	1	0
9	1,504	1,441	45	1	1	0	0	1	5	3	0	0	2	5
10	1,255	1,145	59	0	0	0	1	4	8	21	0	0	4	13
11	898	829	37	4	3	0	2	6	0	9	0	0	4	4
12	1,084	1,043	9	2	0	0	0	3	2	14	0	0	2	9
13	1,110	1,034	40	4	1	0	1	8	0	14	0	0	3	5
14	945	858	40	1	5	0	0	14	7	11	2	0	4	3
15	1,167	1,100	39	3	0	0	0	2	3	13	0	0	1	6

Ward	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
16	1,405	1,299	68	1	3	2	5	5	7	9	0	0	1	5
17	986	926	23	1	9	0	0	9	0	12	0	0	2	4
18	1,802	1,681	76	1	5	0	1	8	4	22	0	0	1	3
19	736	660	58	3	2	0	0	3	0	6	0	0	1	3
20	859	768	48	1	0	0	0	21	4	11	0	0	1	5
21	1,383	1,312	49	1	1	0	0	0	2	11	0	1	1	5
22	1,597	1,505	46	1	5	0	4	7	3	19	0	0	2	5
23	689	628	40	0	0	0	1	6	0	3	0	0	1	10
24	970	881	58	2	2	0	1	0	3	12	0	0	1	10
25	1,422	1,359	32	2	4	0	4	3	1	16	0	0	1	0

3. KASKAZINI PEMBA REGION: BUILDING CATEGORIES STATUS

Table D.0: Number of Buildings by Building Category and Council; Kaskazini Pemba Region
2022 TBC

Council		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Stand alone house
Total		63,490	422	706	62,362
1	Wete Town	33,812	301	410	33,101
2	Micheweni District	29,678	121	296	29,261

3.1 WETE TOWN COUNCIL BUILDINGS CATEGORIES

Table D.1: Number of Buildings by Building Category and Ward; Wete Town Council, 2022 TBC

Ward		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Stand alone house
Total		33,812	301	410	33,101
1	Fundo	1,183	5	11	1,167
2	Gando	973	2	7	964
3	Ukunjwi	872	5	1	866
4	Junguni	817	0	5	812
5	Finya	793	2	19	772
6	Mgogoni	754	0	1	753
7	Kizimbani	1,463	19	15	1,429
8	Kinyasini	1,058	1	18	1,039
9	Kipangani	796	18	15	763
10	Selem	570	7	30	533
11	Jadida	490	6	0	484
12	Mtemani	826	1	14	811
13	Bopwe	1,184	57	46	1,081
14	Utaani	901	3	8	890
15	Pandani	1,521	4	15	1,502
16	Maziwani	504	3	7	494
17	Mzambarau Takao	867	10	4	853
18	Shengejuu	676	10	5	661
19	Kiungoni	1,261	4	10	1,247
20	Pembeni	709	13	15	681
21	Mjananza	490	2	0	488
22	Mlindo	624	16	32	576
23	Mchanga Mdogo	1,066	2	6	1,058
24	Kojani	1,179	11	4	1,164
25	Kinyikani	628	1	4	623
26	Chwale	736	6	5	725
27	Mpambani	439	4	4	431
28	Kambini	840	5	5	830
29	Kangagani	991	15	12	964
30	Kiuyu Minungwini	1,530	9	15	1,506
32	Kiuyu Kigongoni	845	10	6	829
33	Mtambwe Kaskazini	1,848	23	25	1,800
34	Kisiwani	866	0	2	864
35	Mtambwe Kusini	1,293	5	9	1,279
36	Piki	1,080	10	12	1,058

3.2 MICHEWENI DISTRICT COUNCIL BUILDINGS CATEGORIES

Table D.2: Number of Buildings by Building Category and Ward; Micheweni District Council, 2022 TBC

Ward		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Stand alone house
Total		29,678	121	296	29,261
1	Majenzi	800	2	27	771
2	Micheweni	849	2	8	839
3	Shumba Mjini	1,465	4	7	1,454
4	Chamboni	871	1	5	865
5	Shanake	955	11	7	937
6	Kiuyu Mbuyuni	1,337	4	11	1,322
7	Maziwa Ng'ombe	2,207	6	19	2,182
8	Sizini	1,382	-	10	1,372
9	Mjini Wingwi	1,504	1	6	1,497
10	Wingwi Mapofu	1,255	10	11	1,234
11	Wingwi Njuguni	898	2	14	882
12	Mtemani	1,084	-	4	1,080
13	Tondooni	1,110	11	16	1,083
14	Makangale	945	1	10	934
15	Msuka Magharibi	1,167	2	17	1,148
16	Msuka Mashariki	1,405	1	12	1,392
17	Kifundi	986	1	10	975
18	Konde	1,802	16	26	1,760
19	Kipange	736	2	9	725
20	Mihogoni	859	10	2	847
21	Tumbe Magharibi	1,383	3	16	1,364
22	Tumbe Mashariki	1,597	15	16	1,566
23	Shumba Viamboni	689	1	4	684
24	Chimba	970	5	8	957
25	Kinowe	1,422	10	21	1,391

4. KASKAZINI PEMBA REGION BUILDINGS CONDITIONS

Table E.0: Number of Buildings by Building Conditions and Council; Kaskazini Pemba Region, 2022 TBC

Council		Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is on progress	Construction is on progress	Dormant construction
Total		54,742	12,948	20,566	15,233	625	479	3,536	1,355
1	Wete Town	29,362	6,442	11,024	8,793	317	216	1,916	654
2	Micheweni District	25,380	6,506	9,542	6,440	308	263	1,620	701

4.1 WETE TOWN COUNCIL BUILDINGS CONDITIONS

Table E: 1: Number of Buildings by Building Conditions and Ward, Wete Town Council; 2022 TBC

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is on progress	Construction is on progress	Dormant construction
Total		29,362	6,442	11,024	8,793	317	216	1,916	654
1	Fundo	869	67	261	193	10	8	311	19
2	Gando	855	83	322	362	9	2	30	47
3	Ukunjwi	767	115	251	308	10	5	74	4
4	Junguni	711	76	244	293	11	1	63	23
5	Finya	631	84	211	277	9	3	47	-
6	Mgogoni	655	95	310	204	8	3	28	7
7	Kizimbani	1,262	297	408	355	14	15	61	112
8	Kinyasini	905	130	369	299	14	3	71	19
9	Kipangani	745	172	275	212	12	6	42	26
10	Selem	535	297	129	84	5	2	13	5
11	Jadida	441	143	192	66	2	2	16	20
12	Mtemani	712	330	225	95	6	4	47	5
13	Bopwe	1,047	446	353	133	8	9	58	40

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is on progress	Construction is on progress	Domant construction
14	Utaani	800	75	439	210	4	7	52	13
15	Pandani	1,375	248	484	564	18	9	41	11
16	Maziwani	461	25	283	144	1	-	8	-
17	Mzambarau Takao	782	163	391	155	11	1	55	6
18	Shengejuu	585	73	250	199	2	3	46	12
19	Kiungoni	1,141	170	428	457	18	10	43	15
20	Pembeni	621	194	237	159	1	6	21	3
21	Mjananza	411	196	125	38	2	7	30	13
22	Mlindo	541	151	220	149	3	3	13	2
23	Mchanga Mdogo	889	190	298	335	6	13	40	7
24	Kojani	920	149	343	202	8	8	157	53
25	Kinyikani	553	165	173	168	4	8	24	11
26	Chwale	614	131	280	180	5	3	14	1
27	Mpambani	417	49	200	147	4	3	8	6
28	Kambini	771	227	267	169	13	9	71	15
29	Kangagani	818	138	312	209	6	18	75	60
30	Kiuyu Minungwini	1,290	374	463	380	9	8	39	17
31	Kiuyu Kigongoni	732	103	216	347	9	6	38	13
32	Mtambwe Kaskazini	1,620	457	570	412	30	18	117	16
33	Kisiwani	780	120	291	319	13	3	34	-
34	Mtambwe Kusini	1,160	185	435	461	9	4	58	8
35	Piki	960	140	391	337	16	-	41	35
36	Limbani	986	384	378	171	7	6	30	10

4.2 MICHEWENI DISTRICT COUNCIL: BUILDINGS CONDITIONS

Table E: 2: Number of Buildings by Building Conditions and Ward; Micheweni District Council, 2022 TBC

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is on progress	Construction is on progress	Domant construction
Total		25,380	6,506	9,542	6,440	308	263	1,620	701
1	Majenzi	609	171	327	66	6	1	24	14
2	Micheweni	733	135	285	202	4	13	71	23
3	Shumba Mjini	1,243	490	497	148	8	4	31	65
4	Chamboni	778	21	233	478	14	5	13	14
5	Shanake	832	354	259	202	-	1	10	6
6	Kiuyu Mbuyuni	1,156	327	445	222	8	68	67	19
7	Maziwa Ng'ombe	1,943	503	841	444	6	11	101	37
8	Sizini	1,238	374	453	314	12	3	75	7
9	Mjini Wingwi	1,279	109	660	435	18	5	30	22
10	Wingwi Mapofu	1,093	295	481	202	17	6	46	46
11	Wingwi Njuguni	740	166	316	203	8	3	36	8
12	Mtemani	932	183	424	284	13	-	22	6
13	Tondooni	974	179	428	246	11	5	45	60
14	Makangale	775	195	213	212	4	8	75	68
15	Msuka Magharibi	985	333	306	186	15	4	135	6
16	Msuka Mashariki	1,181	217	325	430	24	15	114	56
17	Kifundi	821	267	264	156	12	20	88	14
18	Konde	1,508	481	506	299	19	22	119	62
19	Kipange	618	181	175	167	6	5	74	10
20	Mihogoni	761	152	282	212	22	2	85	6
21	Tumbe Magharibi	1,130	171	424	395	28	9	83	20
22	Tumbe Mashariki	1,366	337	491	364	12	14	122	26
23	Shumba Viamboni	637	152	240	135	11	8	23	68
24	Chimba	864	270	300	189	11	27	45	22
25	Kinowe	1,184	443	367	249	19	4	86	16

5. KASKAZINI PEMBA REGION: INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

**Table F.0: Number of Individually Owned Buildings/Units by Sex of Owner and Council;
Kaskazini Pemba Region, 2022 TBC**

Council		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		64,520	48,167	12,327	1,807	1,176	1,043
1	Wete Town Council	34,504	24,249	7,377	1,340	810	728
2	Micheweni District Council	30,016	23,918	4,950	467	366	315

5.1 WETE TOWN COUNCIL INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

Table F.1: Number of Individually Owned Buildings/Units by Sex of Owner and Ward; Wete Town Council, 2022 TBC

	Ward	Total	Male	Female	Both Male and Female	Both Males	Both Females
	Total	34,504	24,249	7,377	1,340	810	728
1	Fundo	1,191	1,023	138	12	14	4
2	Gando	982	681	211	31	32	27
3	Ukunjwi	891	667	180	24	8	12
4	Junguni	824	591	194	24	7	8
5	Finya	801	613	168	13	5	2
6	Mgogoni	759	560	177	11	5	6
7	Kizimbani	1,496	1,014	380	68	21	13
8	Kinyasini	1,067	734	268	34	17	14
9	Kipangani	845	457	238	76	36	38
10	Selem	610	377	147	39	29	18
11	Jadida	496	296	170	21	4	5
12	Mtemani	1,022	569	267	68	62	56
13	Bopwe	1,219	764	335	74	23	23
14	Utaani	921	551	255	81	22	12
15	Pandani	1,532	1,113	327	38	24	30
16	Maziwani	506	381	113	6	2	4
17	Mzambaru Takao	871	656	180	26	3	6
18	Shengejuu	696	495	149	22	16	14
19	Kiungoni	1,265	880	238	68	46	33
20	Pembeni	724	505	141	24	28	26
21	Mjananza	492	363	88	15	17	9
22	Mlindo	627	345	132	56	51	43
23	Mchanga Mdogo	1,077	623	214	83	78	79
24	Kojani	1,194	904	210	28	33	19
25	Kinyikani	631	465	112	32	10	12
26	Chwale	739	561	125	24	13	16
27	Mpambani	458	312	116	19	8	3
28	Kambini	864	616	206	16	13	13
29	Kangagani	1,001	816	162	9	7	7
30	Kiuyu Minungwini	1,541	1,081	309	60	46	45
31	Kiuyu Kigongoni	849	560	176	40	27	46
32	Mtambwe Kaskazini	1,875	1,472	324	41	18	20
33	Kisiwani	869	596	183	63	14	13
34	Mtambwe Kusini	1,306	989	234	31	30	22
35	Piki	1,090	812	229	27	15	7
36	Limbani	1,173	807	281	36	26	23

5.2 MICHEWENI DISTRICT COUNCIL: INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

**Table F.1: Number of Individually Owned Buildings/Units by Sex of Owner and Ward;
Micheweni Distict Town Council, 2022 TBC**

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		30,016	23,918	4,950	467	366	315
1	Majenzi	866	657	111	33	31	34
2	Micheweni	863	761	87	8	6	1
3	Shumba Mjini	1,476	1,271	173	20	8	4
4	Chamboni	878	713	134	22	6	3
5	Shanake	965	874	72	10	4	5
6	Kiuyu Mbuyuni	1,345	1,187	151	1	3	3
7	Maziwa Ng'ombe	2,217	2,021	156	19	11	10
8	Sizini	1,384	1,087	248	24	9	16
9	Mjini Wingwi	1,513	1,316	177	9	6	5
10	Wingwi Mapofu	1,268	938	267	23	21	19
11	Wingwi Njuguni	908	696	163	20	15	14
12	Mtemani	1,086	821	214	19	20	12
13	Tondooni	1,115	898	192	6	10	9
14	Makangale	952	757	134	16	27	18
15	Msuka Magharibi	1,172	949	199	14	7	3
16	Msuka Mashariki	1,422	1,056	302	36	13	15
17	Kifundi	989	629	250	34	38	38
18	Konde	1,841	1,352	422	31	25	11
19	Kipange	763	544	143	24	28	24
20	Mihogoni	875	654	177	13	12	19
21	Tumbe Magharibi	1,389	1,131	234	13	9	2
22	Tumbe Mashariki	1,615	1,255	321	13	12	14
23	Shumba Viamboni	694	504	153	27	5	5
24	Chimba	977	743	181	21	16	16
25	Kinowe	1,443	1,104	289	11	24	15

6. KASKAZINI PEMBA REGION: BASIC SERVICES

Table G.0: Number of Buildings by Type of Basic Services and Council; Kaskazini Pemba Region, 2022 TBC

Council		Total	Electricity (ZECO)	Other forms of electricity (solar generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		64,520	19,996	2,401	20,799	32,213	33,106	1,744
1	Wete Town	34,504	13,319	1,116	14,447	19,075	18,971	1,336
2	Micheweni District	30,016	6,677	1,285	6,352	13,138	14,135	408

6.1 WETE TOWN COUNCIL BASIC: SERVICES

Table G.1: Number of Buildings by Type of Basic Services and Ward, Wete Town Council; 2022 TBC

	Ward	Unit Number	Electricity (ZECO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		34,504	13,319	1,116	14,447	19,075	18,971	1,336
1	Fundo	1,191	541	23	89	299	143	2
2	Gando	982	234	44	279	535	698	35
3	Ukunjiwi	891	280	18	268	408	565	6
4	Junguni	824	224	29	142	465	747	6
5	Finya	801	262	19	332	458	453	133
6	Mgogoni	759	226	26	205	396	352	17
7	Kizimbani	1,496	936	43	996	1,174	981	62
8	Kinyasini	1,067	423	25	441	647	643	97
9	Kipangani	845	660	7	650	714	504	9
10	Selem	610	464	11	398	420	420	63
11	Jadida	496	342	3	389	406	250	1
12	Mtemani	1,022	803	18	786	839	572	7
13	Bopwe	1,219	754	17	826	934	448	138
14	Utaani	921	651	25	732	774	576	9
15	Pandani	1,532	563	42	608	978	1,288	80
16	Maziwani	506	168	6	114	184	94	-
17	Mzambaru Takao	871	398	13	586	645	844	14
18	Shengejuu	696	182	37	286	307	438	4
19	Kiungoni	1,265	291	66	284	529	737	6
20	Pembeni	724	196	17	326	412	306	33
21	Mjananza	492	99	5	128	136	286	4
22	Mlindo	627	71	42	151	213	260	8
23	Mchanga Mdogo	1,077	295	36	379	468	841	7
24	Kojani	1,194	326	93	308	460	39	2
25	Kinyikani	631	208	32	302	373	242	5
26	Chwale	739	172	85	194	354	437	4
27	Mpambani	458	35	43	14	30	2	-
28	Kambini	864	219	34	250	425	329	-
29	Kangagani	1,001	415	10	478	673	430	27
30	Kiuyu Minungwini	1,541	319	22	249	481	881	2
31	Kiuyu Kigongoni	849	237	4	185	359	543	48
32	Mtambwe Kaskazini	1,875	597	34	696	999	575	69
33	Kisiwani	869	271	35	342	471	507	5
34	Mtambwe Kusini	1,306	318	88	853	511	902	329
35	Piki	1,090	404	31	454	701	759	39

Ward		Unit Number	Electricity (ZECO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
36	Limbani	1,173	735	33	727	897	879	65
37	Fundo	1,191	541	23	89	299	143	2

6.2 MICHEWENI DISTRICT COUNCIL BASIC SERVICES

Table G.2: Number of Buildings by Type of Basic Services and Ward; Micheweni District Council, 2022 TBC

Ward		Unit Number	Electricity (ZECO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		30,016	6,677	1,285	6,352	13,138	14,135	408
1	Majenzi	866	328	19	362	525	329	16
2	Micheweni	863	165	7	133	450	379	-
3	Shumba Mjini	1,476	413	31	227	865	374	-
4	Chamboni	878	117	23	57	351	140	1
5	Shanake	965	135	102	79	444	553	-
6	Kiuyu Mbuyuni	1,345	194	39	128	518	656	4
7	Maziwa Ng'ombe	2,217	248	78	208	935	568	13
8	Sizini	1,384	219	29	196	333	751	2
9	Mjini Wingwi	1,513	142	31	71	488	729	1
10	Wingwi Mapofu	1,268	348	46	463	572	625	3
11	Wingwi Njuguni	908	203	32	230	457	318	1
12	Mtemani	1,086	142	8	169	351	238	2
13	Tondooni	1,115	202	239	206	323	415	4
14	Makangale	952	168	85	214	440	714	5
15	Msuka Magharibi	1,172	353	15	209	548	440	1
16	Msuka Mashariki	1,422	350	40	218	600	617	8
17	Kifundi	989	274	21	271	449	578	6
18	Konde	1,841	964	58	909	1,293	1,160	189
19	Kipange	763	191	113	188	385	380	7
20	Mihogoni	875	235	55	304	396	511	93
21	Tumbe Magharibi	1,389	302	45	346	524	635	37
22	Tumbe Mashariki	1,615	340	60	343	582	788	5
23	Shumba Viamboni	694	163	27	248	295	631	3
24	Chimba	977	216	22	275	396	725	2
25	Kinowe	1,443	265	60	298	618	881	5

7. KASKAZINI PEMBA REGION: LAND SURVEY STATUS

Table H.0: Number of Building by Land Survey Status and Council; Kaskazini Pemba Region, 2022 TBC

Council		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		63,490	15,330	41,964	2,672	3,524
1	Wete Town	33,812	9,305	21,275	1,252	1,980
2	Micheweni District	29,678	6,025	20,689	1,420	1,544

7.1 WETE TOWN COUNCIL: LAND SURVEY STATUS

Table H.1: Number of Building by Land Survey Status and Ward; Wete Town Council, 2022 TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		33,812	9,305	21,275	1,252	1,980
1	Fundo	1,183	413	731	5	34
2	Gando	973	308	480	98	87
3	Ukunjwi	872	166	559	74	73
4	Junguni	817	34	746	6	31
5	Finya	793	259	530	1	3
6	Mgogoni	754	51	666	20	17
7	Kizimbani	1,463	395	960	12	96
8	Kinyasini	1,058	216	680	48	114
9	Kipangani	796	473	217	44	62
10	Selem	570	258	8	185	119
11	Jadida	490	239	121	1	129
12	Mtemani	826	303	379	6	138
13	Bopwe	1,184	509	578	70	27
14	Utaani	901	581	288	3	29
15	Pandani	1,521	228	1,243	31	19
16	Maziwani	504	146	352	5	1
17	Mzambarau Takao	867	183	619	11	54
18	Shengejuu	676	189	453	28	6
19	Kiungoni	1,261	123	1,039	39	60
20	Pembeni	709	170	424	66	49
21	Mjananza	490	7	481	1	1
22	Mlindo	624	172	425	-	27
23	Mchanga Mdogo	1,066	367	562	67	70
24	Kojani	1,179	269	773	67	70
25	Kinyikani	628	177	388	9	54
26	Chwale	736	139	534	16	47
27	Mpambani	439	48	321	62	8
28	Kambini	840	84	719	12	25

	Ward	Total	Surveyed	Not surveyed	Regularised	Don't know
29	Kangagani	991	105	668	101	117
30	Kiuyu Minungwini	1,530	544	792	26	168
31	Kiuyu Kigongoni	845	267	546	3	29
32	Mtambwe Kaskazini	1,848	993	642	92	121
33	Kisiwani	866	37	824	1	4
34	Mtambwe Kusini	1,293	46	1,241	5	1
35	Piki	1,080	120	858	28	74
36	Limbani	1,139	686	428	9	16

7.2 MICHEWENI DISTRICT COUNCIL: LAND SURVEY STATUS

Table H.2: Number of Building by Land Survey Status and Ward; Micheweni Town Council, 2022 TBC

	Ward	Total	Surveyed	Not surveyed	Regularised	Don't know
Total		29,678	6,025	20,689	1,420	1,544
1	Majenzi	800	292	347	135	26
2	Micheweni	849	147	696	2	4
3	Shumba Mjini	1,465	272	1,064	84	45
4	Chamboni	871	29	721	6	115
5	Shanake	955	206	583	24	142
6	Kiuyu Mbuyuni	1,337	690	488	53	106
7	Maziwa Ng'ombe	2,207	911	1,062	177	57
8	Sizini	1,382	311	903	10	158
9	Mjini Wingwi	1,504	116	1,348	4	36
10	Wingwi Mapofu	1,255	188	588	454	25
11	Wingwi Njuguni	898	91	647	109	51
12	Mtemani	1,084	168	804	102	10
13	Tondooni	1,110	87	968	21	34
14	Makangale	945	125	763	32	25
15	Msuka Magharibi	1,167	228	838	5	96
16	Msuka Mashariki	1,405	83	1,214	39	69
17	Kifundi	986	93	853	8	32
18	Konde	1,802	630	977	48	147
19	Kipange	736	78	644	5	9
20	Mihogoni	859	136	701	4	18
21	Tumbe Magharibi	1,383	251	997	31	104
22	Tumbe Mashariki	1,597	146	1,370	25	56
23	Shumba Viamboni	689	133	552	-	4
24	Chimba	970	269	602	3	96
25	Kinowe	1,422	345	959	39	79

8. KASKAZINI PEMBA REGION: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.0: Number of Buildings by Type, Main Use and Council; Kaskazini Pemba Region, 2022
TBC

Council		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential Use
Total		63,490	222	58,280	4,988	57,519	2,260	3,711
1	Wete Town	33,812	188	30,740	2,884	30,669	1,142	2,001
2	Micheweni District	29,678	34	27,540	2,104	26,850	1,118	1,710

8.1 WETE TOWN COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.1: Number of Buildings by Type, Main Use and Ward; Wete Town Council, 2022 TBC

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		33,812	188	30,740	2,884	30,669	1,142	2,001
1	Fundo	1,183	3	965	215	1,069	21	93
2	Gando	973	-	881	92	905	18	50
3	Ukunjwi	872	2	807	63	805	15	52
4	Junguni	817	-	712	105	770	6	41
5	Finya	793	1	711	81	722	23	48
6	Mgogoni	754	-	663	91	687	32	35
7	Kizimbani	1,463	8	1,336	119	1,309	72	82
8	Kinyasini	1,058	1	942	115	948	45	65
9	Kipangani	796	31	724	41	673	45	78
10	Selem	570	57	486	27	425	36	109
11	Jadida	490	5	453	32	438	23	29
12	Mtemani	826	9	760	57	741	41	44
13	Bopwe	1,184	17	1,061	106	1,088	47	49
14	Utaani	901	13	827	61	804	54	43
15	Pandani	1,521	2	1,385	134	1,386	46	89
16	Maziwani	504	-	489	15	465	9	30
17	Mzambarau Takao	867	-	812	55	770	30	67
18	Shengejuu	676	-	601	75	600	30	46
19	Kiungoni	1,261	1	1,202	58	1,126	55	80
20	Pembeni	709	-	655	54	625	20	64
21	Mjananza	490	-	449	41	464	8	18
22	Mlindo	624	-	560	64	578	21	25
23	Mchanga Mdogo	1,066	4	979	83	984	45	37
24	Kojani	1,179	2	985	192	1,121	31	27
25	Kinyikani	628	-	568	60	552	26	50
26	Chwale	736	-	675	61	648	52	36
27	Mpambani	439	1	428	10	415	13	11
28	Kambini	840	3	789	48	778	19	43
29	Kangagani	991	1	879	111	901	42	48
30	Kiuyu Minungwini	1,530	-	1,410	120	1,413	26	91
31	Kiuyu Kigongoni	845	1	775	69	754	36	55
32	Mtambwe Kaskazini	1,848	1	1,688	159	1,696	48	104
33	Kisiwani	866	-	814	52	800	12	54
34	Mtambwe Kusini	1,293	8	1,202	83	1,172	24	97
35	Piki	1,080	-	1,002	78	1,000	32	48
36	Limbani	1,139	17	1,065	57	1,037	39	63

8.2 MICHEWENI DISTRICT COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.2: Number of Buildings by Type, Main Use and Ward; Micheweni District Council, 2022
TBC

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		29,678	34	27,540	2,104	26,850	1,118	1,710
1	Majenzi	800	8	731	61	667	43	90
2	Micheweni	849	-	809	40	782	25	42
3	Shumba Mjini	1,465	-	1,335	130	1,360	33	72
4	Chamboni	871	-	814	57	805	28	38
5	Shanake	955	-	850	105	882	29	44
6	Kiuyu Mbuyuni	1,337	-	1,215	122	1,261	26	50
7	Maziwa Ng'ombe	2,207	-	2,113	94	2,039	58	110
8	Sizini	1,382	1	1,306	75	1,241	67	74
9	Mjini Wingwi	1,504	-	1,427	77	1,406	51	47
10	Wingwi Mapofu	1,255	1	1,178	76	1,068	86	101
11	Wingwi Njuguni	898	1	821	76	773	60	65
12	Mtemani	1,084	1	975	108	1,025	17	42
13	Tondooni	1,110	8	1,042	60	988	35	87
14	Makangale	945	5	853	87	838	38	69
15	Msuka Magharibi	1,167	-	1,074	93	1,050	34	83
16	Msuka Mashariki	1,405	-	1,289	116	1,281	41	83
17	Kifundi	986	-	906	80	908	29	49
18	Konde	1,802	8	1,596	198	1,568	118	116
19	Kipange	736	-	669	67	694	12	30
20	Mihogoni	859	-	822	37	782	27	50
21	Tumbe Magharibi	1,383	-	1,317	66	1,263	64	56
22	Tumbe Mashariki	1,597	-	1,503	94	1,408	83	106
23	Shumba Viamboni	689	-	669	20	594	39	56
24	Chimba	970	-	927	43	865	39	66
25	Kinowe	1,422	1	1,299	122	1,302	36	84

9. KASKAZINI PEMBA REGION BUILDINGS AND NUMBER OF STOREY

Table J.0 Number of Multi – Storey Buildings by Number of Floors and Council; Kaskazini Pemba Region, 2022 TBC

Region/Council		Number of Floors									
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building			
			G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		222	178	28	9	7	-	-	-	-	-
1	WeteTown	188	152	20	9	7	-	-	-	-	-
2	Micheweni District	34	26	8	-	-	-	-	-	-	-

9.1 WETE TOWN COUNCIL BUILDINGS BY NUMBER OF STOREYS

Table J.1 Number of Multi – Storey Buildings by Number of Storeys and Ward; Wete Town Council, 2022 TBC

Ward		Number of Floors									
		Low Rise Building					High Rise Building				
		Total Multi-Storey Buildings	G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		222	178	28	9	7	-	-	-	-	-
1	Fundo	3	3	-	-	-	-	-	-	-	-
2	Gando	-	-	-	-	-	-	-	-	-	-
3	Ukunjwi	2	2	-	-	-	-	-	-	-	-
4	Junguni	-	-	-	-	-	-	-	-	-	-
5	Finya	1	1	-	-	-	-	-	-	-	-
6	Mgogoni	-	-	-	-	-	-	-	-	-	-
7	Kizimbani	8	8	-	-	-	-	-	-	-	-
8	Kinyasini	1	1	-	-	-	-	-	-	-	-
9	Kipangani	31	23	5	3	-	-	-	-	-	-
10	Selem	57	49	5	2	1	-	-	-	-	-
11	Jadida	5	5	-	-	-	-	-	-	-	-
12	Mtemani	9	4	-	-	5	-	-	-	-	-
13	Bopwe	17	12	3	1	1	-	-	-	-	-
14	Utaani	13	10	2	1	-	-	-	-	-	-
15	Pandani	2	2	-	-	-	-	-	-	-	-
16	Maziwani	-	-	-	-	-	-	-	-	-	-
17	Mzambarau Takao	-	-	-	-	-	-	-	-	-	-
18	Shengejuu	-	-	-	-	-	-	-	-	-	-
19	Kiungoni	1	1	-	-	-	-	-	-	-	-
20	Pembeni	-	-	-	-	-	-	-	-	-	-

Ward		Number of Floors									
		Low Rise Building						High Rise Building			
		Total Multi-Storey Buildings	G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
21	Mjananza	-	-	-	-	-	-	-	-	-	-
22	Mlindo	-	-	-	-	-	-	-	-	-	-
23	Mchanga Mdogo	4	3	1	-	-	-	-	-	-	-
24	Kojani	2	2	-	-	-	-	-	-	-	-
25	Kinyikani	-	-	-	-	-	-	-	-	-	-
26	Chwale	-	-	-	-	-	-	-	-	-	-
27	Mpambani	1	-	-	1	-	-	-	-	-	-
28	Kambini	3	3	-	-	-	-	-	-	-	-
29	Kangagani	1	1	-	-	-	-	-	-	-	-
30	Kiuyu Minungwini	-	-	-	-	-	-	-	-	-	-
31	Kiuyu Kigongoni	1	-	1	-	-	-	-	-	-	-
32	Mtambwe Kaskazini	1	1	-	-	-	-	-	-	-	-
33	Kisiwani	-	-	-	-	-	-	-	-	-	-
34	Mtambwe Kusini	8	5	2	1	-	-	-	-	-	-
35	Piki	-	-	-	-	-	-	-	-	-	-
36	Limbani	17	16	1	-	-	-	-	-	-	-

9.2 MICHEWENI DISTRICT COUNCIL:BUILDINGS BY NUMBER OF STOREYS

Table J.2 Table J.1 Number of Multi – Storey Buildings by Number of Storeys and Ward; Micheweni District Council, 2022 TBC

Ward		Number of Floors									
		Low Rise Building					High Rise Building				
		Total Multi-Storey Buildings	G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		34	26	8	-	-	-	-	-	-	-
1	Majenzi	8	4	4	-	-	-	-	-	-	-
2	Micheweni	-	-	-	-	-	-	-	-	-	-
3	Shumba Mjini	-	-	-	-	-	-	-	-	-	-
4	Chamboni	-	-	-	-	-	-	-	-	-	-
5	Shanake	-	-	-	-	-	-	-	-	-	-
6	Kiuyu Mbuyuni	-	-	-	-	-	-	-	-	-	-
7	Maziwa Ng'ombe	-	-	-	-	-	-	-	-	-	-
8	Sizini	1	-	1	-	-	-	-	-	-	-
9	Mjini Wingwi	-	-	-	-	-	-	-	-	-	-
10	Wingwi Mapofu	1	1	-	-	-	-	-	-	-	-
11	Wingwi Njuguni	1	1	-	-	-	-	-	-	-	-
12	Mtemani	1	1	-	-	-	-	-	-	-	-
13	Tondooni	8	7	1	-	-	-	-	-	-	-
14	Makangale	5	4	1	-	-	-	-	-	-	-
15	Msuka Magharibi	-	-	-	-	-	-	-	-	-	-
16	Msuka Mashariki	-	-	-	-	-	-	-	-	-	-
17	Kifundi	-	-	-	-	-	-	-	-	-	-
18	Konde	8	7	1	-	-	-	-	-	-	-
19	Kipange	-	-	-	-	-	-	-	-	-	-
20	Mihogoni	-	-	-	-	-	-	-	-	-	-

Ward		Number of Floors									
		Low Rise Building						High Rise Building			
		Total Multi-Storey Buildings	G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
21	Tumbe Magharibi	-	-	-	-	-	-	-	-	-	-
22	Tumbe Mashariki	-	-	-	-	-	-	-	-	-	-
23	Shumba Viamboni	-	-	-	-	-	-	-	-	-	-
24	Chimba	-	-	-	-	-	-	-	-	-	-
25	Kinowe	1	1	-	-	-	-	-	-	-	-

10. KASKAZINI PEMBA REGION BUILDINGS BY NUMBER OF UNITS

Table K.0: Number of Buildings by Number of Units and Council; Kaskazini Pemba Region, 2022 TBC

Council		Number of Units						
		Total	1	2	3	4	5	6+
Total		59,779	56,859	1,052	491	418	473	486
1	Wete Town	31,811	29,659	706	382	324	364	376
2	Micheweni District	27,968	27,200	346	109	94	109	110

10.1 WETE TOWN COUNCIL: BUILDINGS BY NUMBER OF UNITS

Table K.1: Number of Buildings by Number of Units and Ward, Wete Town Council; 2022 TBC

Ward		Number of Units						
		Total	1	2	3	4	5	6+
Total		31,811	29,659	706	382	324	364	376
1	Fundo	1,090	1,083	4	-	-	2	1
2	Gando	923	853	19	19	10	14	8
3	Ukunjwi	820	799	9	2	6	1	3
4	Junguni	776	768	7	1	-	-	-
5	Finya	745	738	6	1	-	-	-
6	Mgogoni	719	701	8	4	1	-	5
7	Kizimbani	1,381	1,340	32	1	3	2	3
8	Kinyasini	993	940	13	15	8	5	12
9	Kipangani	718	675	22	9	4	3	5
10	Selem	461	425	17	4	5	6	4
11	Jadida	461	455	6	-	-	-	-
12	Mtemani	782	757	8	3	3	3	8
13	Bopwe	1,135	1,024	38	16	21	21	15
14	Utaani	858	840	17	1	-	-	-
15	Pandani	1,432	1,363	13	19	17	7	13
16	Maziwani	474	470	3	1	-	-	-
17	Mzambarau Takao	800	786	6	2	1	-	5
18	Shengejuu	630	588	21	7	4	5	5
19	Kiungoni	1,181	1,067	26	23	17	24	24
20	Pembeni	645	559	29	15	12	13	17
21	Mjananza	472	427	10	9	5	12	9
22	Mlindo	599	387	52	39	36	43	42
23	Mchanga Mdogo	1,029	748	61	55	56	54	55
24	Kojani	1,152	1,079	25	15	10	12	11
25	Kinyikani	578	552	7	3	-	7	9

Ward		Number of Units						
		Total	1	2	3	4	5	6+
26	Chwale	700	655	13	7	5	16	4
27	Mpambani	428	407	18	1	-	2	-
28	Kambini	797	738	15	8	8	16	12
29	Kangagani	943	919	11	5	4	4	-
30	Kiuyu Minungwini	1,439	1,276	40	32	31	25	35
31	Kiuyu Kigongoni	790	643	32	28	23	28	36
32	Mtambwe Kaskazini	1,744	1,671	33	11	8	10	11
33	Kisiwani	812	808	4	-	-	-	-
34	Mtambwe Kusini	1,196	1,105	30	14	15	18	14
35	Piki	1,032	1,009	12	4	1	3	3
36	Limbani	1,076	1,004	39	8	10	8	7

10.2 MICHEWENI DISTRICT COUNCIL: BUILDINGS BY NUMBER OF UNITS

Table K.2: Number of Buildings by Number of Units and Ward; Micheweni District Council, 2022 TBC

Ward		Number of Units						
		Total	1	2	3	4	5	6+
Total		27,968	27,200	346	109	94	109	110
1	Majenzi	710	686	19	-	1	-	4
2	Micheweni	807	776	8	4	7	7	5
3	Shumba Mjini	1,393	1,379	11	2	-	-	1
4	Chamboni	833	822	7	2	-	2	-
5	Shanake	911	900	10	1	-	-	-
6	Kiuyu Mbuyuni	1,287	1,279	8	-	-	-	-
7	Maziwa Ng'ombe	2,097	2,085	10	-	-	2	-
8	Sizini	1,308	1,288	7	5	3	4	1
9	Mjini Wingwi	1,457	1,449	7	1	-	-	-
10	Wingwi Mapofu	1,154	1,117	18	4	9	5	1
11	Wingwi Njuguni	833	787	17	10	7	4	8
12	Mtemani	1,042	995	11	10	8	8	10
13	Tondooni	1,023	1,018	5	-	-	-	-
14	Makangale	876	830	16	7	5	9	9
15	Msuka Magharibi	1,084	1,079	5	-	-	-	-
16	Msuka Mashariki	1,322	1,286	16	4	7	5	4
17	Kifundi	937	820	25	23	19	26	24
18	Konde	1,686	1,644	37	1	2	1	1
19	Kipange	706	609	26	20	15	21	15
20	Mihogoni	809	785	17	1	2	2	2
21	Tumbe Magharibi	1,327	1,319	6	1	-	-	1
22	Tumbe Mashariki	1,491	1,472	16	1	-	-	2
23	Shumba Viamboni	633	627	4	1	-	-	1
24	Chimba	904	870	13	4	6	6	5
25	Kinowe	1,338	1,278	27	7	3	7	16

11. KASKAZINI PEMBA REGION: BUILDINGS BY NUMBER OF BEDROOMS

Table L.0: Number of Buildings by Number of Bedrooms by Council; Kaskazini Pemba Region, 2022 TBC

Council		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		64,520	6,653	15,933	25,353	10,186	4,388	1,538	469
1	Wete Town	34,504	3,834	7,912	13,092	5,952	2,633	852	229
2	Micheweni District	30,016	2,819	8,021	12,261	4,234	1,755	686	240

11.1 WETE TOWN COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

Table L.1: Number of Buildings by Number of Bedrooms and Ward; Wete Town Council, 2022 TBC

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		34,504	3,834	7,912	13,092	5,952	2,633	852	229
1	Fundo	1,191	109	325	527	154	53	18	5
2	Gando	982	119	209	405	147	72	21	9
3	Ukunjwi	891	115	241	335	125	54	17	4
4	Junguni	824	108	217	326	121	40	11	1
5	Finya	801	96	172	265	126	92	38	12
6	Mgogoni	759	93	161	361	82	39	19	4
7	Kizimbani	1,496	110	286	533	355	162	42	8
8	Kinyasini	1,067	145	282	369	172	63	25	11
9	Kipangani	845	64	167	263	212	92	38	9
10	Selem	610	67	126	191	144	56	20	6
11	Jadida	496	40	75	172	130	59	15	5
12	Mtemani	1,022	39	257	224	320	123	50	9
13	Bopwe	1,219	114	214	435	283	124	41	8
14	Utaani	921	38	114	321	276	135	31	6
15	Pandani	1,532	172	265	666	245	129	44	11
16	Maziwani	506	63	125	263	40	10	5	-
17	Mzambarau Takao	871	79	145	390	166	61	26	4
18	Shengejuu	696	102	204	252	90	28	8	12
19	Kiungoni	1,265	166	329	569	117	63	17	4
20	Pembeni	724	119	148	310	80	50	13	4
21	Mjananza	492	60	280	107	33	11	-	1
22	Mlindo	627	145	168	224	60	23	6	1
23	Mchanga Mdogo	1,077	191	254	410	128	78	11	5
24	Kojani	1,194	127	301	298	203	178	68	19
25	Kinyikani	631	51	119	267	94	75	23	2

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
26	Chwale	739	79	188	293	121	36	17	5
27	Mpambani	458	67	190	117	62	12	10	-
28	Kambini	864	81	213	350	148	63	7	2
29	Kangagani	1,001	72	200	332	266	112	14	5
30	Kiuyu Minungwini	1,541	204	459	594	221	40	21	2
31	Kiuyu Kigongoni	849	144	240	290	109	47	17	2
32	Mtambwe Kaskazini	1,875	217	385	769	314	118	52	20
33	Kisiwani	869	72	158	411	128	64	30	6
34	Mtambwe Kusini	1,306	178	313	628	116	45	16	10
35	Piki	1,090	120	191	461	201	85	26	6
36	Limbani	1,173	68	191	364	363	141	35	11

11.2 MICHEWENI DISTRICT COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

Table L.2: Number of Buildings by Number of Bedrooms and Ward; Micheweni District Council, 2022 TBC

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		30,016	2,819	8,021	12,261	4,234	1,755	686	240
1	Majenzi	866	68	234	267	155	100	29	13
2	Micheweni	863	79	315	298	93	42	24	12
3	Shumba Mjini	1,476	89	498	604	201	58	19	7
4	Chamboni	878	86	259	457	51	14	7	4
5	Shanake	965	68	323	400	100	49	15	10
6	Kiuyu Mbuyuni	1,345	78	456	613	106	63	21	8
7	Maziwa Ng'ombe	2,217	235	687	930	211	109	36	9
8	Sizini	1,384	126	377	621	170	59	21	10
9	Mjini Wingwi	1,513	160	527	611	167	27	19	2
10	Wingwi Mapofu	1,268	113	248	551	182	108	56	10
11	Wingwi Njuguni	908	97	216	351	131	80	21	12
12	Mtemani	1,086	77	263	529	154	46	14	3
13	Tondooni	1,115	130	395	392	140	35	21	2
14	Makangale	952	124	212	358	173	57	18	10
15	Msuka Magharibi	1,172	99	270	494	186	76	34	13
16	Msuka Mashariki	1,422	110	298	580	266	102	44	22
17	Kifundi	989	162	260	393	114	38	17	5
18	Konde	1,841	124	306	626	429	224	107	25
19	Kipange	763	123	185	311	85	34	18	7
20	Mihogoni	875	91	214	347	108	68	35	12
21	Tumbe Magharibi	1,389	107	305	541	315	90	25	6
22	Tumbe Mashariki	1,615	126	479	644	264	72	20	10
23	Shumba Viamboni	694	59	156	299	96	52	25	7
24	Chimba	977	113	213	448	118	64	14	7
25	Kinowe	1,443	175	325	596	219	88	26	14

12. KASKAZINI PEMBA REGION BUILDINGS BY LEGAL LAND DOCUMENTS

Table M0: Number of Buildings by Land Ownership Status and Council; Kaskazini Pemba Region, 2022 TBC

Council		Total Buildings/ Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total		64,520	11,342	-	756	-	669	539	3,310	28,005	19,899
1	Wete Town	34,504	8,694	-	625	-	488	478	1,909	13,149	9,161
2	Micheweni District	30,016	2,648	-	131	-	181	61	1,401	14,856	10,738

12.1 WETE TOWN COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M1: Number of Buildings by Land Ownership Status and Ward; Wete Town Council, 2022 TBC

Ward		Total Buildings /Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total		34,504	8,694	-	625	-	488	478	1,909	13,149	9,161
1	Fundo	1,191	123	-	14	-	1	23	10	811	209
2	Gando	982	125	-	-	-	4	74	61	435	283
3	Ukunjwi	891	144	-	6	-	4	7	30	426	274
4	Junguni	824	77	-	39	-	3	3	32	548	122
5	Finya	801	132	-	12	-	4	-	51	578	24
6	Mgogoni	759	18	-	10	-	6	16	62	495	152
7	Kizimbani	1,496	642	-	151	-	14	17	220	280	172
8	Kinyasini	1,067	90	-	11	-	17	79	163	511	196
9	Kipangani	845	441	-	10	-	54	25	36	174	105
10	Selem	610	456	-	-	-	3	-	4	20	127
11	Jadida	496	310	-	5	-	4	3	26	50	98
12	Mtemani	1,022	279	-	26	-	240	6	172	120	179
13	Bopwe	1,219	708	-	50	-	7	6	77	212	159
14	Utaani	921	518	-	36	-	22	4	111	138	92
15	Pandani	1,532	245	-	11	-	6	2	44	745	479
16	Maziwani	506	129	-	1	-	5	4	-	152	215
17	Mzambaru Takao	871	237	-	7	-	26	7	18	365	211
18	Shengejuu	696	131	-	33	-	9	9	10	188	316
19	Kiungoni	1,265	90	-	3	-	18	7	27	699	421
20	Pembeni	724	183	-	3	-	-	-	26	333	179
21	Mjananza	492	13	-	10	-	4	-	16	305	144
22	Mlindo	627	83	-	1	-	-	-	7	242	294
23	Mchanga Mdogo	1,077	171	-	-	-	-	4	22	245	635
24	Kojani	1,194	227	-	15	-	1	73	235	318	325
25	Kinyikani	631	206	-	-	-	1	5	8	151	260
26	Chwale	739	168	-	2	-	4	2	51	151	361
27	Mpambani	458	87	-	-	-	-	-	3	175	193
28	Kambini	864	156	-	1	-	-	33	77	215	382
29	Kangagani	1,001	317	-	3	-	4	4	60	315	298

Ward		Total Buildings /Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
30	Kiuyu Minungwini	1,541	457	-	1	-	1	9	13	366	694
31	Kiuyu Kigongoni	849	253	-	1	-	5	1	6	130	453
32	Mtambwe Kaskazini	1,875	588	-	20	-	6	15	66	822	358
33	Kisiwani	869	120	-	2	-	-	1	59	413	274
34	Mtambwe Kusini	1,306	73	-	64	-	1	7	11	973	177
35	Piki	1,090	169	-	52	-	3	10	48	611	197
36	Limbani	1,173	528	-	25	-	11	22	47	437	103

12.2 MICHEWENI DISTRICT COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M2: Number of Buildings by Land Ownership Status and Ward; Micheweni District Council, 2022 TBC

Ward	Total Buildings /Units	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total	30,016	2,648	-	131	-	181	61	1,401	14,856	10,738
1 Majenzi	866	253	-	1	-	1	-	18	293	300
2 Micheweni	863	22	-	-	-	1	-	9	766	65
3 Shumba Mjini	1,476	5	-	1	-	1	6	22	1,045	396
4 Chamboni	878	6	-	4	-	2	-	8	746	112
5 Shanake	965	16	-	7	-	2	-	45	668	227
6 Kiuyu Mbuyuni	1,345	29	-	1	-	1	-	10	953	351
7 Maziwa Ng'ombe	2,217	9	-	1	-	6	1	10	1,517	673
8 Sizini	1,384	232	-	1	-	3	3	38	496	611
9 Mjini Wingwi	1,513	20	-	1	-	98	1	28	341	1,024
10 Wingwi Mapofu	1,268	124	-	6	-	4	1	70	435	628
11 Wingwi Njuguni	908	77	-	-	-	6	1	15	213	596
12 Mtemani	1,086	60	-	2	-	5	1	1	305	712
13 Tondooni	1,115	47	-	1	-	2	2	230	589	244
14 Makangale	952	62	-	6	-	10	8	97	531	238

Ward		Total Buildings /Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
15	Msuka Magharibi	1,172	158	-	13	-	-	5	102	618	276
16	Msuka Mashariki	1,422	135	-	4	-	-	10	84	651	538
17	Kifundi	989	72	-	3	-	2	3	12	732	165
18	Konde	1,841	604	-	39	-	8	5	183	736	266
19	Kipange	763	63	-	27	-	3	4	30	485	151
20	Mihogoni	875	54	-	2	-	2	-	17	326	474
21	Tumbe Magharibi	1,389	279	-	1	-	4	-	94	347	664
22	Tumbe Mashariki	1,615	78	-	-	-	5	3	34	686	809
23	Shumba Viamboni	694	31	-	1	-	4	-	31	364	263
24	Chimba	977	89	-	6	-	4	1	37	348	492
25	Kinowe	1,443	123	-	3	-	7	6	176	665	463

13. KASKAZINI PEMBA REGION: BUILDINGS BY OCCUPANCY

Table N.0: Number of Buildings by Occupancy Status and Council, Kaskazini Pemba Region;
2022 TBC

Council		Total Number of Buildings	Number	
			Occupied	Vacant
Total		63,490	51,274	12,216
1	Wete Town	33,812	27,527	6,285
2	Micheweni District	29,678	23,747	5,931

13.1 WETE TOWN COUNCIL BUILDINGS BY OCCUPANCY

Table N.1: Number of Buildings by Occupancy Status and Ward; Wete Town Council, 2022
TBC

Ward		Total Number of Buildings	Number	
			Occupied	Vacant
Total		33,812	27,527	6,285
1	Fundo	1,183	834	349
2	Gando	973	805	168
3	Ukunjiwi	872	729	143
4	Junguni	817	674	143
5	Finya	793	590	203
6	Mgogoni	754	611	143
7	Kizimbani	1,463	1,182	281
8	Kinyasini	1,058	840	218
9	Kipangani	796	695	101
10	Selem	570	480	90
11	Jadida	490	411	79
12	Mtemani	826	671	155
13	Bopwe	1,184	988	196
14	Utaani	901	769	132
15	Pandani	1,521	1,276	245
16	Maziwani	504	441	63
17	Mzambarau Takao	867	720	147
18	Shengejuu	676	561	115
19	Kiungoni	1,261	1,079	182
20	Pembeni	709	594	115
21	Mjananza	490	394	96
22	Mlindo	624	504	120
23	Mchanga Mdogo	1,066	839	227
24	Kojani	1,179	869	310
25	Kinyikani	628	513	115
26	Chwale	736	592	144
27	Mpambani	439	397	42
28	Kambini	840	730	110
29	Kangagani	991	766	225
30	Kiuyu Minungwini	1,530	1,198	332
31	Kiuyu Kigongoni	845	685	160
32	Mtambwe Kaskazini	1,848	1,506	342
33	Kisiwani	866	702	164
34	Mtambwe Kusini	1,293	1,099	194
35	Piki	1,080	882	198
36	Limbani	1,139	901	238

13.2 MICHEWENI DISTRICT COUNCIL BUILDINGS BY OCCUPANCY

Table N.2: Number of Buildings by Occupancy Status and Ward; Micheweni District Council, 2022 TBC

Ward		Total Number of Buildings	Number	
			Occupied	Vacant
Total		29,678	23,747	5,931
1	Majenzi	800	566	234
2	Micheweni	849	699	150
3	Shumba Mjini	1,465	1,136	329
4	Chamboni	871	742	129
5	Shanake	955	807	148
6	Kiuyu Mbuyuni	1,337	1,075	262
7	Maziwa Ng'ombe	2,207	1,782	425
8	Sizini	1,382	1,172	210
9	Mjini Wingwi	1,504	1,162	342
10	Wingwi Mapofu	1,255	1,030	225
11	Wingwi Njuguni	898	696	202
12	Mtemani	1,084	883	201
13	Tondooni	1,110	923	187
14	Makangale	945	714	231
15	Msuka Magharibi	1,167	919	248
16	Msuka Mashariki	1,405	1,093	312
17	Kifundi	986	776	210
18	Konde	1,802	1,433	369
19	Kipange	736	578	158
20	Mihogoni	859	693	166
21	Tumbe Magharibi	1,383	1,078	305
22	Tumbe Mashariki	1,597	1,311	286
23	Shumba Viamboni	689	578	111
24	Chimba	970	805	165
25	Kinowe	1,422	1,096	326

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